COMM SE COR OF SW1/4 OF SE1/4 OF
184.49 FT FOR POB, CONT N 154.51
376.38 FT, S 130.03 FT, E 140.93

SIMMONS JAMES A/SIMMONS JOHNA
1095 NE VOSS RD
LAKE CITY, FL 32055

2026

21-3S-17-05525-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

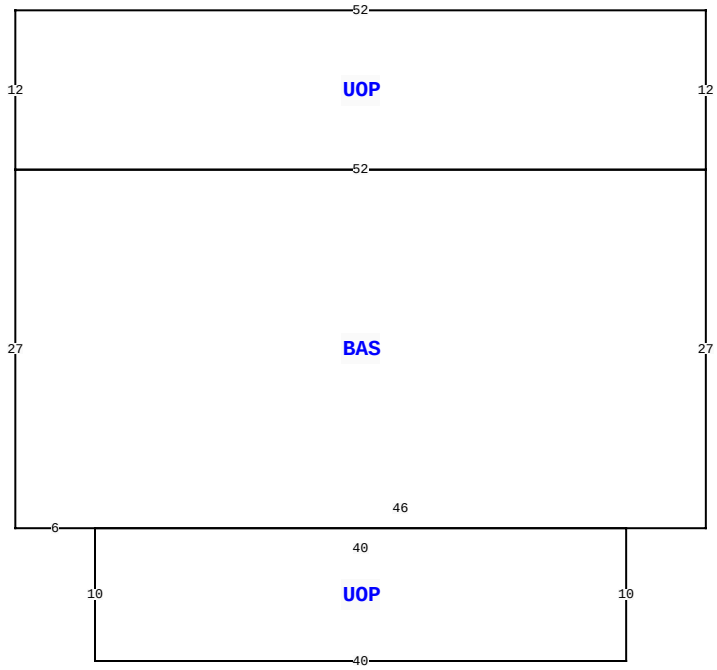
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	21317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,857
UOP	400	25		100	6,044
UOP	624	25		156	9,429
TOTALS	2,428			1,660	100,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,660	116.9000	109.89	182,417	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1404 HX Base Yr 2000



1095 NE VOSS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		100,329
TOTAL MARKET OB/XF VALUE		9,820
TOTAL LAND VALUE - MARKET		11,340
TOTAL MARKET VALUE		121,489
SOH/AGL Deduction		70,788
ASSESSED VALUE		50,701
TOTAL EXEMPTION VALUE	HX HB DX	30,701
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		121,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15045	M H	125	02/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/1191	1/17/2024	QC	U	I	11	0
GRANTOR: SIMMONS JAMES A						
GRANTEE: SIMMONS JAMES A						
0872/2109	1/07/1999	WD	Q	V		0
GRANTOR: SIMMONS						
GRANTEE: SIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E6 UOP= S10 E40 N10 W40$ E46 N27$ UOP= N12 W52 S12 E52$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0040	BARN,POLE	0	100	16	20	320.00	UT	3.50	3.50	100	1999	1999	3	100	1,120	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,820

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	1.26	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,340							

REVIEW DATE 09/03/2015 BY DF Total Acres: 1.26 Total Land Value: 11,340 Market: 0 Agricultural: 0 Common: 11,340 PRINTED 11/19/2025 BY SYS