W1/2 OF W1/2 OF SE1/4 OF NE1/4
ORB 446-08,885-1004, 885-1011
885-1013,

SIMMONS STEPHEN M
605 SW MINTER RD
LAKE CITY, FL 32024

2026

21-6S-17-09712-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

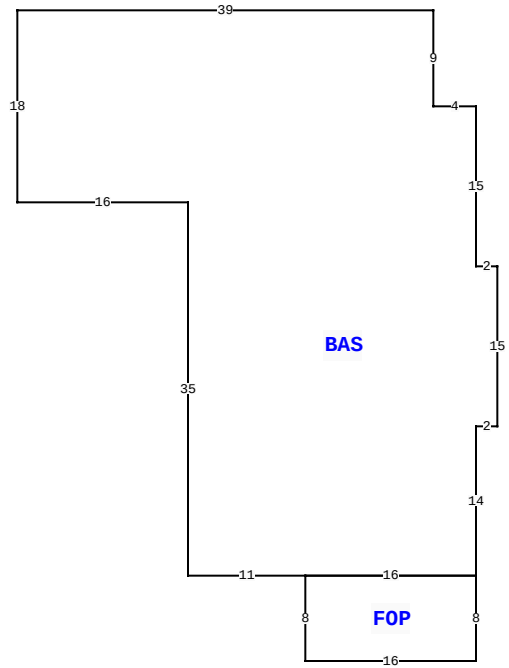
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100		1,713	82,306
FOP	128	30		38	1,826
TOTALS	1,841			1,751	84,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	66.0000	73.92	129,434	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1713 HX Base Yr



605 SW MINTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,132
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		188,332
SOH/AGL Deduction		115,666
ASSESSED VALUE		72,666
TOTAL EXEMPTION VALUE	HX HB	47,666
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		188,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,332

PRMT:1:1: MARY WOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16290	M H	125	11/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0437/0767	11/01/1979	03	Q	V		22,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S18 E16 S35 E11 FOP= S8 E16 N8 W16$ E16 N14 E2 N15 W2 N15 W4 N9$.

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	0020	BARN,FR	0	100	20	30	1.00	UT	0.00	0.00	100	0	0	3	100	900	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 10/11/2017 BY DF Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/19/2025 BY SYS