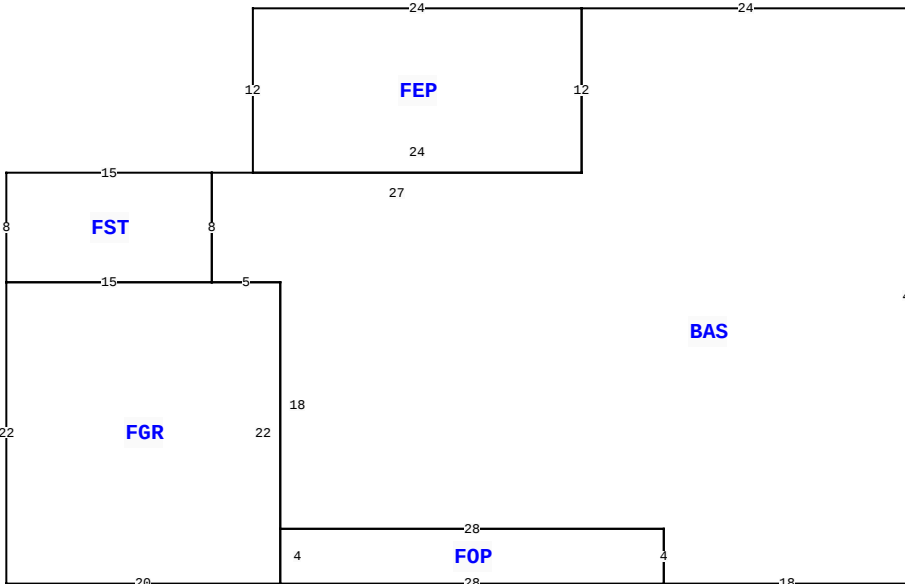


THE DALE EDWARD SIMMONS REVOC LIVING TRUST
406 SW RANDALL TERRACE
LAKE CITY, FL 32024

24-4S-16-03116-010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 19 COMMON BRK 100										0100 01 2,168 114.6420 128.40 278,371 1976 1976 0 0 0 35.00 65.00										VALUATION BY STANDARD									
Roof Structure 03 GABLE/HIP 100										1 SINGLE FAM 100% - 2011 Heated Area: 1596 HX Base Yr 2011										Tax Group: 2 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 180,941									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 4,095									
Interior Floor 14 CARPET 90																				TOTAL LAND VALUE - MARKET 22,500									
Interior Floor 08 SHT VINYL 10																				TOTAL MARKET VALUE 207,536									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 91,483									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 116,053									
Bedrooms 3 100										TOTAL EXEMPTION VALUE HX HB WR SX 105,722																			
Bathrooms 2 100										BASE TAXABLE VALUE 10,331																			
Frame 01 NONE 100										TOTAL JUST VALUE 207,536																			
Stories 1. 100										NCON VALUE 0																			
Architectural 05 CONV 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 207,536																			
Condition Adj 03 100										SALE:1:1: LOT 9 BLOCK D PICCADILLY PARK																			
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 06																													
NEIGHBORHOOD/LOC 24416.030 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,596 100 1,596 133,202																													
FEP 288 80 230 19,196																													
FGR 440 55 242 20,197																													
FOP 112 30 34 2,838																													
FST 120 55 66 5,508																													
TOTALS 2,556 2,168 180,941																													
EXTRA FEATURES										406 SW RANDALL TER, LAKE CITY																			
L N 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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0166 CONC, PAVMT 0 100 0 0 1.00 UT 0.00 0.00 100 1993 1993 3 100 1,200										04/21/2023 MLU																			
2 0258 PATIO 0 100 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 75																													
3 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 1993 1993 3 100 1,200																													
4 0294 SHED WOOD/ 0 100 12 12 144.00 UT 7.50 7.50 100 1993 1993 3 100 1,080																													
5 0120 CLFENCE 4 0 100 18 4 72.00 UT 7.50 7.50 100 2006 2006 3 100 540																													
LAND DESCRIPTION										TOTAL OB/XF 4,095																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 RSF-1180.00 170.00 1.00 LT 1.00 1.00 1.00 22,500.00 22,500.00 22,500																													
REVIEW DATE 02/18/2025 BY KS										Total Acres: 0.70 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS																			