COMM NE COR OF NW1/4 OF SW1/4,
RUN S 331.27 FT FOR POB, CONT
S 331.58 FT, W 657.27 FT, N

SIMMIONS NICOLE L
721 SW BOZEMAN CT
LAKE CITY, FL 32024

2026

26-3S-15-00275-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

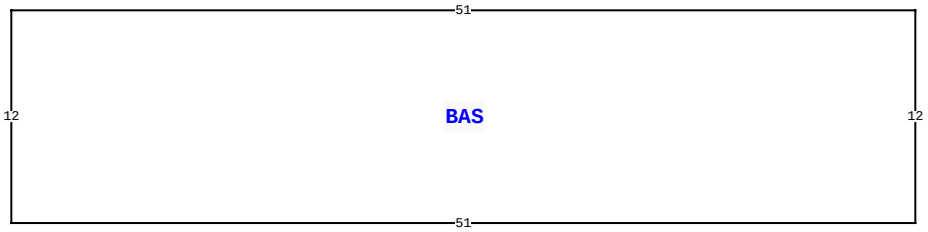
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100		612	10,470
TOTALS	612			612	10,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	612	71.2800	42.77	26,175	1965	1965	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 612 HX Base Yr 2013



721 SW BOZEMAN CT, 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		10,470
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		47,062
TOTAL MARKET VALUE		65,032
SOH/AGL Deduction		22,533
ASSESSED VALUE		42,499
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,499
TOTAL JUST VALUE		65,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/0074	2/17/2011	AG	U	I	40	45,000
GRANTOR: RALEIGH & BARBARA LIL						
GRANTEE: NICOLE L SIMMIONS						
1122/1053	6/19/2007	WD	Q	I	04	0
GRANTOR: DARWIN PERRY						
GRANTEE: LILLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S12 E51 N12$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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		A-1	0.00	0.00	4.26	AC		1.00	1.00	1.00	11,000.00	11,000.00	46,860							
2	9630	C	SWAMP	100		A-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	270.00	270.00	202							

REVIEW DATE 02/24/2023 BY KS Total Acres: 5.01 Total Land Value: 47,062 Market: 0 Agricultural: 0 Common: 47,062 PRINTED 11/18/2025 BY SYS