

BEG NW COR OF SEC, RUN SE
374.71 FT, S 952.54 FT, NW
374.13 FT, N 954.34 FT TO POB.

SIMMONS JEFFERY WARD/SIMMONS NANCY COQUYT
1440 NW OLD MILL DR
LAKE CITY, FL 32055

2026

26-3S-16-02306-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC	26316.010	1.00/
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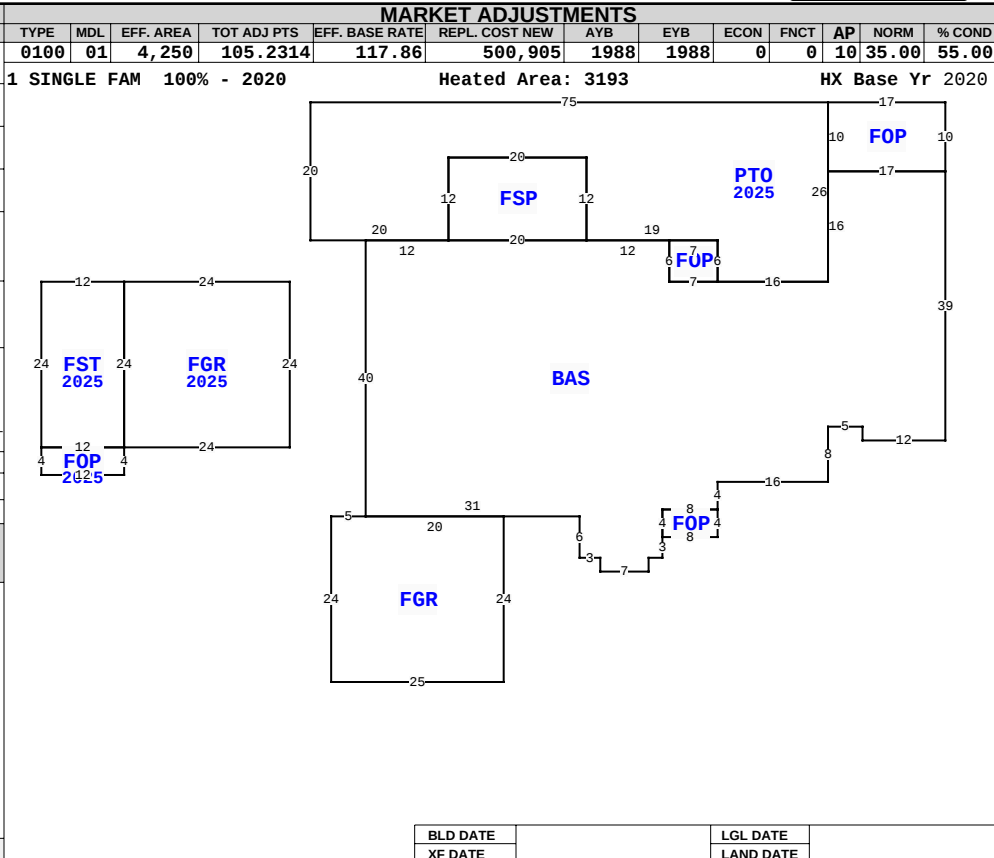
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,193	100		3,193	206,980
FGR	600	55		330	21,392
FGR	576	55	2025	317	20,549
FOP	32	30		10	648
FOP	42	30		13	843
FOP	170	30		51	3,306
FOP	48	30	2025	14	908
FSP	240	40		96	6,223
FST	288	55	2025	158	10,242
PTO	1,356	5	2025	68	4,408
TOTALS	6,545			4,250	275,498

EXTRA FEATURES	
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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
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	480	
3	0166	CONC, PAVMT	0 100	0	0	6,426.00	UT	0.75	0.75	100	1993	1993	3	100	4,820	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
5	0085	COVERED DO	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		74	7,400	
6	0083	DOCK-LAKE	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		74	4,440	

LAND DESCRIPTION			TOTAL OB/XF 21,140													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	225,000.00	225,000.00	225,000

REVIEW DATE	11/04/2024	BY	HC
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1440 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF 21,140																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	225,000.00	225,000.00	225,000

Total Acres: 7.74	Total Land Value: 225,000	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY															PAGE 1 of 1	2
VALUATION SUMMARY																

VALUATION BY	STANDARD															
Tax Group: 2	Tax Dist:															
BUILDING MARKET VALUE	275,498															
TOTAL MARKET OB/XF VALUE	21,140															
TOTAL LAND VALUE - MARKET	225,000															
TOTAL MARKET VALUE	521,638															
SOH/AGL Deduction	79,718															
ASSESSED VALUE	441,920															
TOTAL EXEMPTION VALUE	50,722															
BASE TAXABLE VALUE	391,198															
TOTAL JUST VALUE	521,638															
NCON VALUE	0															
INCOME VALUE																
PREVIOUS YEAR MKT VALUE	522,278															

BLDG:1:4: GIVEN DEP FOR 2020
BLDG:1:3: HOUSE IN NEED OF REPAIRS WHEN IT WAS BOU
LAND:1:2: LAKE JEFFREY FRONTAGE
LAND:1:1: 6.19 AC UPLANDS; 7.74 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048830	Additions	304,000	12/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/1087	5/29/2019	WD	Q	I	01	475,000

GRANTOR: LAWRENCE & HELEN GAY
GRANTEE: JEFFERY WARD & NANCY
0857/2051 4/30/1998 WD Q I 340,000
GRANTOR: DENNISON
GRANTEE: BOWEN

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[ORIG=0,0] W12 S40 E31 S6 E3 S2 E7 N2 E2 N3 N4 E8 N4 E16 N8 E5 S2 E12 N39 W17 S16 W16 W7 N6 W12 W20 \$																
PTO=[YR=2025;ORIG=55,-20] W75 S20 E20 N12 E20 S12 E19 S6 E16 N26 \$																
FGR=[ORIG=-12,40] W5 S24 E25 N24 W20 \$																
FGR=[YR=2025;ORIG=-47,6] E24 S24 W24 N24 \$																
FST=[YR=2025;ORIG=-59,6] E12 S24 W12 N24 \$																
FSP=[ORIG=20,0] N12 W20 S12 E20 \$																
FOP=[ORIG=72,-10] N10 W17 S10 E17 \$																
FOP=[YR=2025;ORIG=-59,30] E12 S4 W12 N4 \$																
FOP=[ORIG=39,6] N6 W7 S6 E7 \$																
FOP=[ORIG=31,43] E8 N4 W8 S4 \$																