



ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100		2,122	190,674
FDG	528	60		317	28,484
FOP	18	30		5	449
FSP	224	40		90	8,087
UOP	567	20		113	10,154

TOTALS 3,459 2,647 237,849

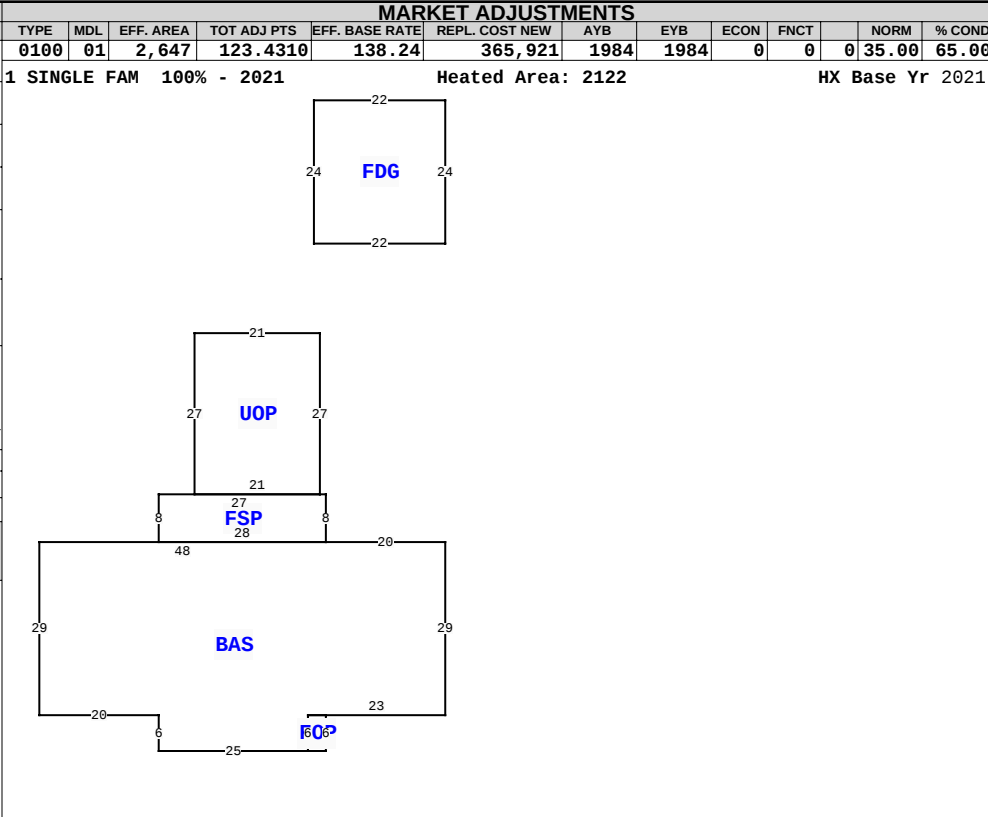
EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0170	FPLC 2STRY	0 100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
3	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,032	
4	0261	PRCH, UOP	0 100	10	15	150.00	UT	6.50	6.50	100	1993	1993	3	100	975	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/25/2023 BY JB



165 NW HARRIS LOOP, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU
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TOTAL OB/XF 5,557

TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,647	123.4310	138.24	365,921	1984	1984	0	0	0 35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2122 HX Base Yr 2021

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VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	237,849
TOTAL MARKET OB/XF VALUE	5,557
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	278,406
SOH/AGL Deduction	100,758
ASSESSED VALUE	177,648
TOTAL EXEMPTION VALUE	177,648
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	278,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0527	3/17/2020	WD	Q	I	01	237,500

SALES DATA

GRANTOR: JEFFERY W SIMMONS

GRANTEE: LEONARD A PECK II

1226/1270 12/12/2011 WD U I 30 120,000

GRANTOR: JEFFERY W SIMMONS TRU

GRANTEE: JEFFERY W SIMMONS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N8 W1 UOP= N27 W21 S27 E21\$ W27 S8 E28\$ W48 S29 E20 S6 E25 FOP= E3 N6W3 S6\$ N6 E23 N29 \$ PTR=N50 FDG= N24 W22 S24 E22\$ S50\$.