

LOTS 8,9,& 10 UNIT 6 THREE RIVER
477-21, 851-493, WD 1451-1871,

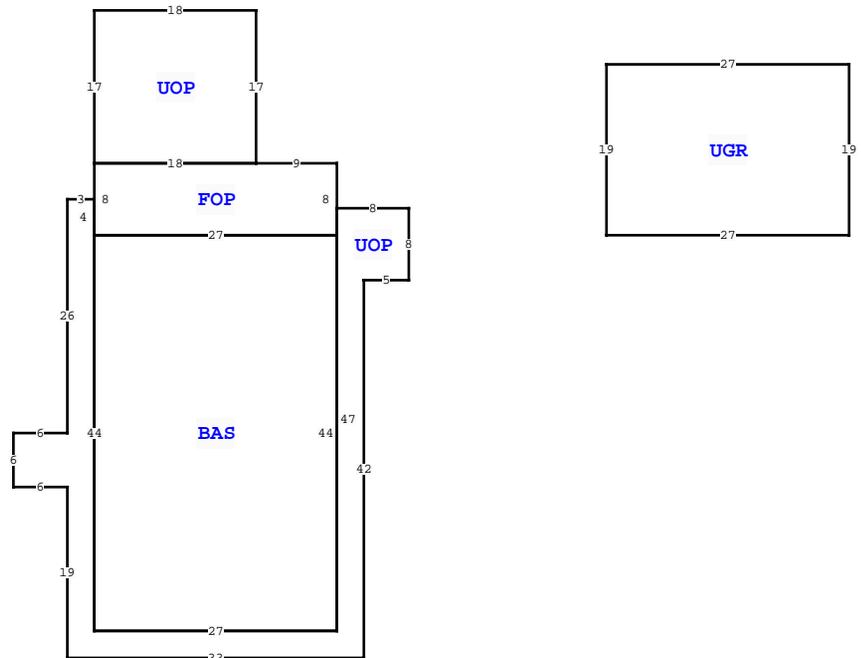
SIMMONS FAMILY REVOCABLE TRUST DATED NOVEMBER 3, 2
3003 CALE LANE
TAMPA, FL 33614

2026

00-00-00-00641-010
00-00-00-00641-010

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	17 MSNRY STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 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 02
NEIGHBORHOOD/LOC	100000.06 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1 SFR PILING	0%	- 2022										Heated Area: 1188 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	128,823
FOP	216	30		65	7,048
UGR	513	45		231	25,049
UOP	306	20		61	6,615
UOP	460	20		92	9,976
TOTALS	2,683			1,637	177,512

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	177,512			
TOTAL MARKET OB/XF VALUE	3,475			
TOTAL LAND VALUE - MARKET	102,150			
TOTAL MARKET VALUE	283,137			
SOH/AGL Deduction	0			
ASSESSED VALUE	283,137			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	283,137			
TOTAL JUST VALUE	283,137			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	286,180			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041914	Roof Replacement	11,493	05/14/2021
14308	SFR	205	07/24/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1871	11/03/2021	WD	U	I	11	100
GRANTOR: SIMMONS CLINTON H JR						
GRANTEE: SIMMONS FAMILY REVO						
0851/0493	12/23/1997	WD	Q	V		10,500
GRANTOR: WALL						
GRANTEE: SIMMONS						

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	0	25	27		675.00	UT	5.00				3,375	
2	0294	SHED WOOD/	0	0	0	0		1.00	UT	0.00				100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W27 S44 E27 N44 \$	
UGR=[ORIG=30,0] E27 N19 W27 S19 \$	
UOP=[ORIG=-27,0] N4 W3 S26 W6 S6 E6 S19 E33 N42 E5 N8 W8 S47 W27 N44 \$	
UOP=[ORIG=-9,-8] N17 W18 S17 E18 \$	
FOP=[ORIG=0,0] N8 W9 W18 S8 E27 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 3,475																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	150.00	FF		1.00	1.00	0.70	750.00	525.00	78,750							
2	0020	C	VAC/WATER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	0.42	750.00	312.00	23,400							