LOT 51 SEC 11 THREE RIVERS ESTAT
431-199, WD 1069-827, WD 1239-10

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

**2026**

**00-00-00-00858-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
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| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 9901 | AC/XFOB | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.11 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

760 SW WASHINGTON AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 22,400 |
| TOTAL LAND VALUE - MARKET | 26,000 |
| TOTAL MARKET VALUE | 48,400 |
| SOH/AGL Deduction | 1,760 |
| ASSESSED VALUE | 46,640 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 46,640 |
| TOTAL JUST VALUE | 48,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 42,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31558 | STORAGE | 204 | 11/01/2013 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## 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 | | | | | | |
| 1239/1082 | 7/26/2012 | WD | Q | V | 01 | 12,000 |
| GRANTOR: DEAN & SALLY BISHOP | | | | | | |
| GRANTEE: CLINTON H SIMMONS J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0031 | BARN,MT AE | 0 | 0 | 40 | 60 | 2,400.00 | UT | 9.00 | 9.00 | 100 | 2014 | 2014 | 3 | 100 | 21,600 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,400

| 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 | 9901 | C | AC/XFOB | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 26,000 | | | | | | | |

REVIEW DATE 01/12/2016 BY DF Total Acres: 0.87 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 04/24/2026 BY SYS