LOT 16 BLOCK 4 FOREST HILLS S/D
681-409, 912-1106, AG 1034-1230,

SIMPKINS REGINA KNOWLES
406 SW OAK ST
LAKE CITY, FL 32025

2026

00-00-00-07737-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

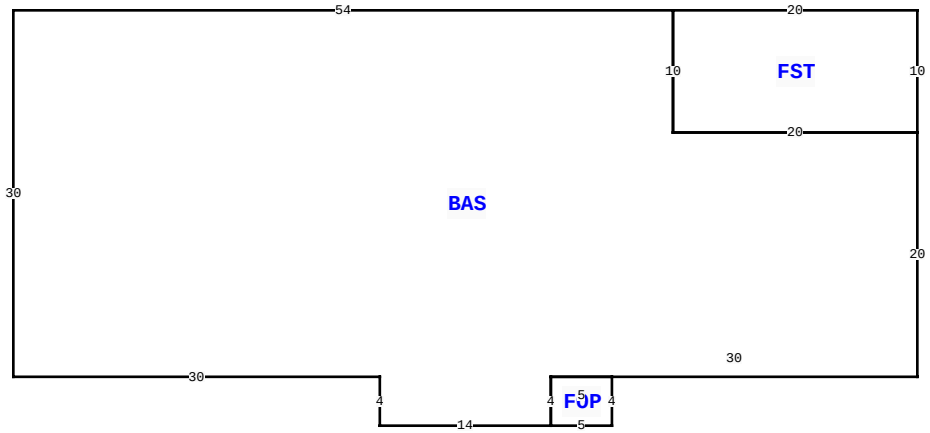
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100		2,076	180,442
FOP	20	30		6	521
FST	200	55		110	9,561
TOTALS	2,296			2,192	190,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	119.3940	133.72	293,114	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 2076 HX Base Yr 2005



406 SE OAK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		190,524
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		19,500
TOTAL MARKET VALUE		210,774
SOH/AGL Deduction		99,344
ASSESSED VALUE		111,430
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,019
TOTAL JUST VALUE		210,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,274

SALE:1:1: LOT 16 BLOCK A FOREST HILLS S/D UNIT 1.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202	MAINT/ALTR	50	05/03/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/2653	8/20/2024	WD	U	I	34	100
GRANTOR: HADWIN BONITA G TRUST						
GRANTEE: SIMPKINS REGINA KNO						
1262/0595	9/23/2013	QC	U	I	11	100
GRANTOR: GOVERNEUR MORRIS SIMP						
GRANTEE: REGINA KNOWLES SIMP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S30 E30 S4 E14 FOP= E5 N4 W5 S4$ N4 E30 N20 FST= N10 W20 S10 E20$ W20 N10$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	

LAND DESCRIPTION

TOTAL OB/XF 750

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	0100	C	SFR	100		*RSF-2	0.00	0.00	13,000.00	SF		1.00	1.00	1.00	1.50	1.50	19,500							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.30 Total Land Value: 19,500 Market: 0 Agricultural: 0 Common: 19,500 PRINTED 06/08/2026 BY SYS