N DIV: E1/2 LOT 12 BLOCK D, NAT
353-97, 679-412, 794-1452, 816-7

SIMPLY VETS HOLDINGS LLC
13475 ATLANTIC BLVD # 8
JACKSONVILLE, FL 32225

2027

00-00-00-11761-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	02	02
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

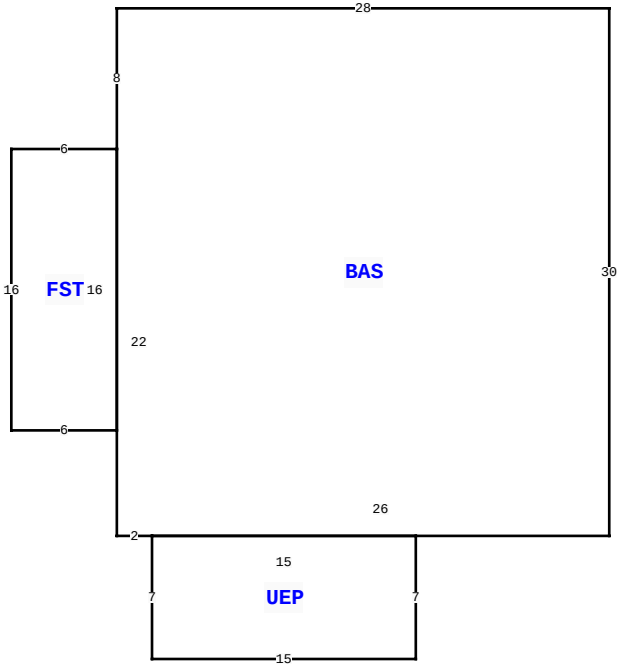
NEIGHBORHOOD/LOC 830317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	30,442
FST	96	55		53	1,921
UEP	105	60		63	2,283
TOTALS	1,041			956	34,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	956	78.4462	60.40	57,742	1949	1949	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 2026 Heated Area: 840 HX Base Yr



493 NE WASHINGTON ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	34,645
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,187
TOTAL MARKET VALUE	39,832
SOH/AGL Deduction	0
ASSESSED VALUE	39,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,832
TOTAL JUST VALUE	39,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1406	DEMOLISH	5	09/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2453	12/04/2025	QC	U	I	11	100
GRANTOR: STRAWDER KIMBERLY						
GRANTEE: SIMPLY VETS HOLDING						
1556/1716	2/02/2024	LE	U	I	14	100
GRANTOR: HALL FAYE T						
GRANTEE: HALL FAYE T (ENH LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S8 FST= W6 S16 E6 N16$ S22 E2 UEP= S7 E15 N7 W15$ E26 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		*RSF	-352.00	210.00	10,920.00	SF		1.00	1.00	0.95	0.50	0.48	5,187							

REVIEW DATE 10/15/2015 BY DF Total Acres: 0.25 Total Land Value: 5,187 Market: 0 Agricultural: 0 Common: 5,187 PRINTED 11/17/2026 BY SYS