N DIV: LOTS 17, 18, & 36, BLK E,
S/D, EX 105 FT N & S BY 15 FT E
WEST SIDE OF LOT 18.

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

2026

00-00-00-11781-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

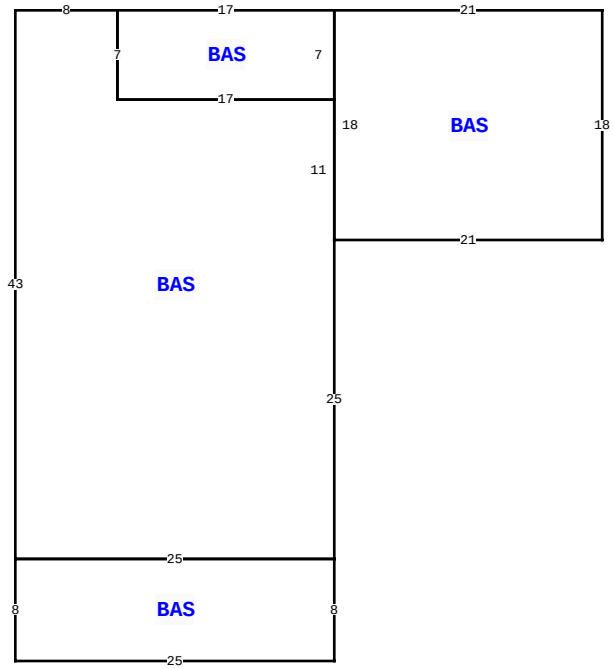
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	119	100		119	2,505
BAS	200	100		200	4,210
BAS	378	100		378	7,957
BAS	956	100		956	20,124
TOTALS	1,653			1,653	34,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,653	52.6260	42.10	69,591	1930	1930	10	0	0	40.00	50.00

1 SFR RENTAL 0% - 2026 Heated Area: 1653 HX Base Yr



582 NE LEON ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	34,796
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	3,727
TOTAL MARKET VALUE	38,723
SOH/AGL Deduction	0
ASSESSED VALUE	38,723
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,723
TOTAL JUST VALUE	38,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
233	MAINT/ALTR	50	05/24/2013

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= W8 S43 BAS= S8 E25 N8 W25$ E25 N25 BAS= E21 N18 W21 S18$ N11 BAS= N7 W17 S7 E17$ W17 N7$.

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	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	-390.00	105.00	9,450.00	SF		1.00	1.00	0.50	0.50	0.25	2,362							
2	0100	C	SFR	0		*RSF	-352.00	105.00	5,460.00	SF		1.00	1.00	0.50	0.50	0.25	1,365							

REVIEW DATE 10/16/2015 BY DF Total Acres: 0.34 Total Land Value: 3,727 Market: 0 Agricultural: 0 Common: 3,727 PRINTED 05/08/2026 BY SYS