E DIV: LOTS 3 & 4 BLOCK 8 THOMAS
429-58, LE 1333-2616, WD 1421-18

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

2027

00-00-00-12901-000

BUILDING CHARACTERISTICS

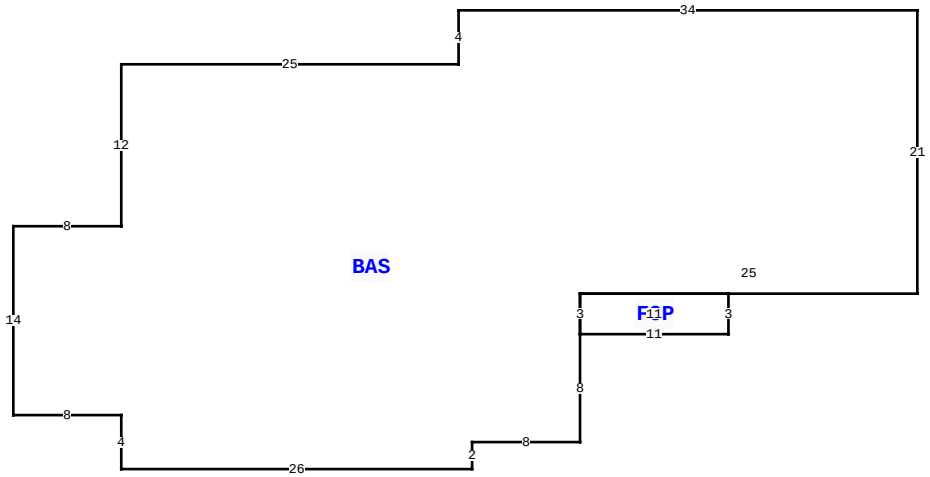
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100		1,677	66,695
FOP	33	30		10	398
TOTALS	1,710			1,687	67,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,687	103.3000	79.54	134,184	1945	1965	10	0	0	40.00	50.00

1 SFR RENTAL 0% - 2026 Heated Area: 1677 HX Base Yr



172 NE BRADLEY TER, LAKE CITY

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

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	0210	GARAGE U	0	0	16	20	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	67,092
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	7,800
TOTAL MARKET VALUE	75,992
SOH/AGL Deduction	0
ASSESSED VALUE	75,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,992
TOTAL JUST VALUE	75,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3723	ADDN SFR	50	05/11/2006

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= W34 S4 W25 S12 W8 S14 E8S4 E26 N2 E8 N8 FOP= E11 N3 W11 S3$ N3 E25 N21$.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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-1	100.00	104.00	10,400.00	SF		1.00	1.00	1.00	0.75	0.75	7,800							

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.24 Total Land Value: 7,800 Market: 0 Agricultural: 0 Common: 7,800 PRINTED 11/16/2026 BY SYS