E DIV: PART OF LOT 20 APPELL'S S
SW COR LOT 17 APPELL'S S/D OF BL
ALONG S LINE 31.54 FT FOR POB, C

MAY JODY ALLEN
443 NE SIMMS DR
LAKE CITY, FL 32055

2026

00-00-00-13112-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		6 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

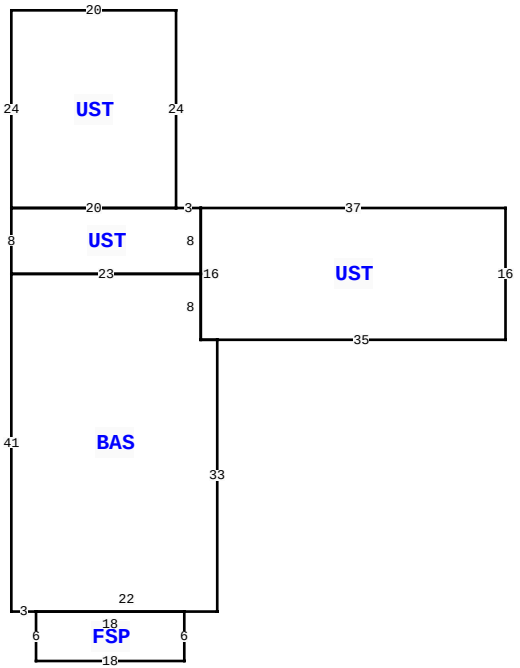
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,009	100		1,009	18,425
FSP	108	40		43	785
UST	184	45		83	1,516
UST	480	45		216	3,944
UST	592	45		266	4,857
TOTALS	2,373			1,617	29,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,617	36.2340	40.58	65,618	1950	1950	10	0	10	35.00	45.00

1 SINGLE FAM 0% - 2026 Heated Area: 1009 HX Base Yr



443 NE SIMMS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	29,528
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,688
TOTAL MARKET VALUE	35,216
SOH/AGL Deduction	0
ASSESSED VALUE	35,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,216
TOTAL JUST VALUE	35,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2051	11/06/2025	WD	Q	I	01	40,000
GRANTOR: DESCHENES LOUISE L						
GRANTEE: MAY JODY ALLEN						
1506/2322	1/19/2024	WD	Q	I	01	42,000
GRANTOR: REED COLLIE						
GRANTEE: DESCHENES LOUISE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S41 E3 FSP= S6 E18 N6 W18$ E22 N33 UST= E35 N16 W37
UST= W3 UST= N24 W20 S24 E20$ W20 S8 E23N8$ S16 E2$ W2 N8$.

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		00	0.00	0.00	11,375.00	SF		1.00	1.00	1.00	0.50	0.50	5,688							

REVIEW DATE 01/28/2026 BY TP Total Acres: 0.26 Total Land Value: 5,688 Market: 0 Agricultural: 0 Common: 5,688 PRINTED 06/09/2026 BY SYS