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**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

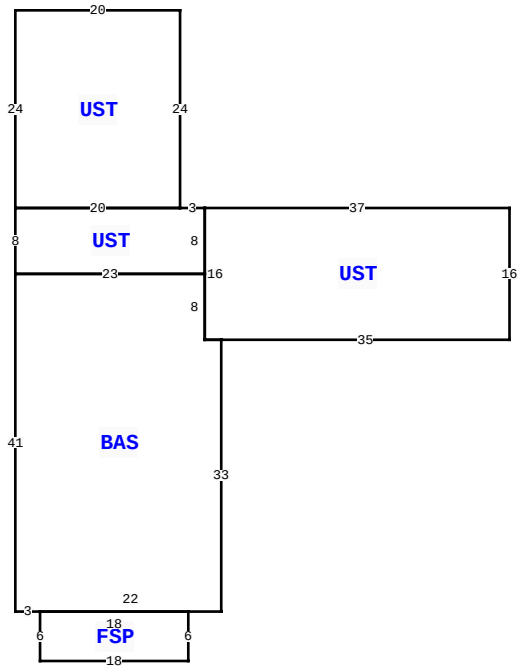
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| 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 | |

## 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 03/26/2026 BY SYS