E DIV: BEG NW COR OF LOT 22
APPELL'S S/D, BLOCK 232, RUN E
40 FT, S 104.7 FT, W 40 FT TO

LUCAS WILLIE JAMES
170 NE VOSS RD
LAKE CITY, FL 31055

2026

00-00-00-13118-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

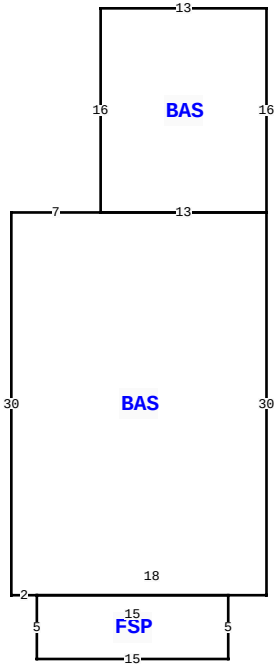
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	208	100		208	10,488
BAS	600	100		600	30,254
FSP	75	40		30	1,513
TOTALS	883			838	42,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	838	81.8532	91.68	76,828	1953	1953	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 808 HX Base Yr



378 NE SIMMS DR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	42,255
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,100
TOTAL MARKET VALUE	44,355
SOH/AGL Deduction	0
ASSESSED VALUE	44,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,355
TOTAL JUST VALUE	44,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/1814	3/05/1996	QC	Q	I	01	0

GRANTOR: JUNAVEE PEARSON

GRANTEE: WILLIE JAMES LUCAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S30 E2 FSP= S5 E15 N5 W15$ E18 N30 BAS= N16 W13 S16 E13$ W13$.

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	-340.00	70.00	2,800.00	SF		1.00	1.00	1.00	0.75	0.75	2,100							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.06 Total Land Value: 2,100 Market: 0 Agricultural: 0 Common: 2,100 PRINTED 06/10/2026 BY SYS