S DIV: LOT 11 BLOCK B OLIVIA ADD
(EX RD R/W).

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

2027

00-00-00-13522-000

BUILDING CHARACTERISTICS

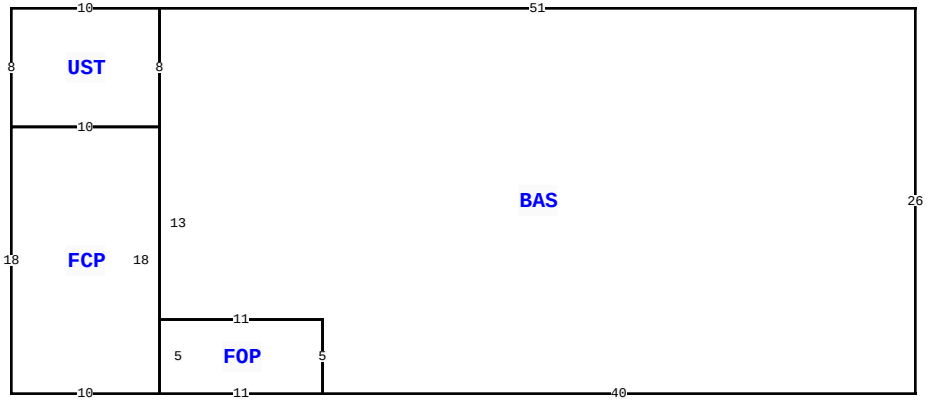
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100		1,271	76,551
FCP	180	25		45	2,711
FOP	55	30		16	964
UST	80	45		36	2,168
TOTALS	1,586			1,368	82,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,368	84.2400	92.66	126,759	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1271 HX Base Yr



537 SE WALDRON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	80	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	82,393
TOTAL MARKET OB/XF VALUE	80
TOTAL LAND VALUE - MARKET	5,510
TOTAL MARKET VALUE	87,983
SOH/AGL Deduction	0
ASSESSED VALUE	87,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,983
TOTAL JUST VALUE	87,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045682	Roof Replacement	6,500	10/14/2022

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= W51 UST= W10 S8 E10 N8$S8 FCP= W10 S18 E10 N18$ S13 FOP= S5 E11 N5 W11$ E11 S5 E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 80

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-2	0.00	0.00	5,800.00	SF		1.00	1.00	1.00	0.95	0.95	5,510							

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.13 Total Land Value: 5,510 Market: 0 Agricultural: 0 Common: 5,510 PRINTED 11/17/2026 BY SYS