THE S 1168 FT AS LIES W OF BLOUN
2 AC IN SE COR.

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

2027

01-2S-16-01558-000

BUILDING CHARACTERISTICS

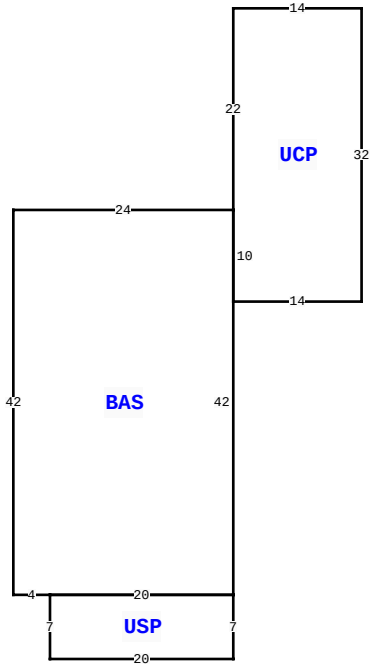
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	49,400
UCP	448	20		90	4,411
USP	140	35		49	2,401
TOTALS	1,596			1,147	56,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,147	106.0800	81.68	93,687	1950	1950	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 2026 Heated Area: 1008 HX Base Yr



482 NW CANSA RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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	0040	BARN,POLE	0	0	40	60	2,400.00	UT	3.50	3.50	100	2017	2017	3	100	8,400	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,212
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	399,000
TOTAL MARKET VALUE	121,502
SOH/AGL Deduction	0
ASSESSED VALUE	121,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,502
TOTAL JUST VALUE	463,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W24 S42 E4 USP= S7 E20 N7 W20$ E20 N42$UCP= N22 E14 S32 W14 N10$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	102.00	AC		1.00	1.00	1.00	445.00	445.00	45,390							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	280.00	280.00	8,400							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	132.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	396,000							

REVIEW DATE 03/27/2023 BY KS Total Acres: 133.00 Total Land Value: 56,790 Market: 396,000 Agricultural: 53,790 Common: 3,000 PRINTED 11/17/2026 BY SYS