

COMM SE COR OF NE1/4 OF SE1/4 OF
N 60 FT FOR POB, W 93 FT, N 546
74.03 FT, E 281.71 FT, S 620 FT,

SIMMONS JOSHUA LEE
323 SW PLACID LN
LAKE CITY, FL 32404

2026

01-4S-15-00312-016
VALUATION SUMMARY

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05 05				
0200	MOBILE HOME				
	MAP NUM		01		
	NEIGHBORHOOD/LOC	1415.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	59,501
TOTALS	1,152			1,152	59,501

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,152	99.9000	93.91	108,184	2001	2001	0	0	45.00	55.00
1 MANUF 1		100% - 2018		Heated Area: 1152				HX Base Yr 2018			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/22/2026 MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		59,501	
TOTAL MARKET OB/XF VALUE		7,500	
TOTAL LAND VALUE - MARKET		60,120	
TOTAL MARKET VALUE		127,121	
SOH/AGL Deduction		64,300	
ASSESSED VALUE		62,821	
TOTAL EXEMPTION VALUE		HX HB 37,821	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		127,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		122,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17711	M H	125	12/05/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0107	8/12/2017	AG	U	I	21	75,000
GRANTOR: JANICE L FLATT						
GRANTEE: JOSHUA LEE SIMMONS						
1299/2627	6/26/2015	QC	U	I	11	71,300
GRANTOR: MONTANA DAVIS						
GRANTEE: JANICE L FLATT						

EXTRA FEATURES		323 SW PLACID LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0296	SHED METAL	0.00
2	9945	Well/Sept	7,000.00

L N	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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	500	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S24 E48 N24\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							