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

2027

01-4S-15-00312-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

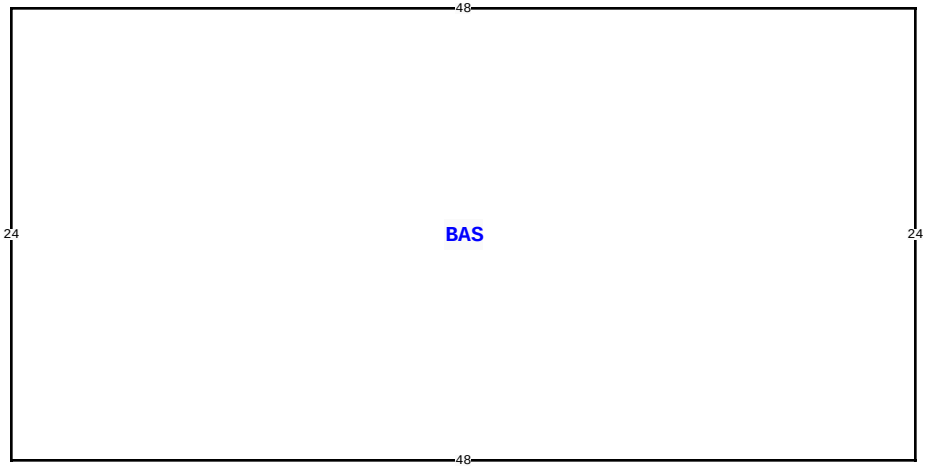
NEIGHBORHOOD/LOC 1415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	58,868
TOTALS	1,152			1,152	58,868

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	92.91	107,032	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1152 HX Base Yr 2018



323 SW PLACID LN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,868
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		126,488
SOH/AGL Deduction		61,782
ASSESSED VALUE		64,706
TOTAL EXEMPTION VALUE	HX HB	39,706
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,121

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	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							

REVIEW DATE 08/11/2023 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS