

COMM NW COR OF SEC, RUN E 1228 F  
E 127.65 FT TO NE COR OF NW1/4 O  
RUN S 122.52 FT TO N R/W OF CR-2

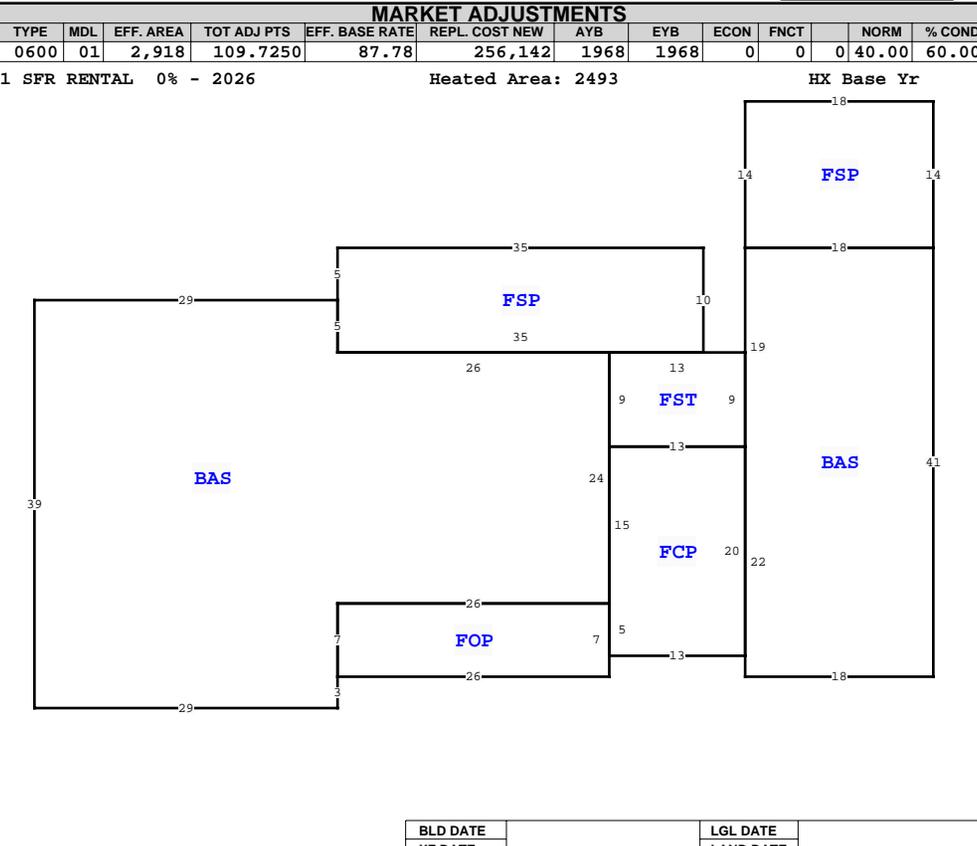
SIMPLY VETS HOLDINGS LLC  
13475 ATLANTIC BLVD # 8  
JACKSONVILLE, FL 32225

2026

03-4S-16-02730-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
06	VINYL ASB 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3 100			
	Bathrooms	2 100			
01	NONE 100				
1.1	1.100				
05	CONV 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP NUM	MKT AREA	06		
	NEIGHBORHOOD/LOC	3416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	738	100		738	38,869
BAS	1,755	100		1,755	92,432
FCP	260	25		65	3,424
FOP	182	30		55	2,897
FSP	252	40		101	5,320
FSP	350	40		140	7,373
FST	117	55		64	3,371
TOTALS	3,654			2,918	153,685



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		153,685	
TOTAL MARKET OB/XF VALUE		845	
TOTAL LAND VALUE - MARKET		12,660	
TOTAL MARKET VALUE		167,190	
SOH/AGL Deduction		0	
ASSESSED VALUE		167,190	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		167,190	
TOTAL JUST VALUE		167,190	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		157,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31699	ADDN SFR	152	01/21/2014

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

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/1716	2/02/2024	LE	U	I	14	100

GRANTOR: HALL FAYE T  
GRANTEE: HALL FAYE T (ENH LI)

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	220	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	500.00	500.00	25	0	0	3	25	125	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 S39 E29 N3 FOP= E26N7 W26 S7\$ N7 E26 FCP= S5 E13 N20 W13 S15\$ N24 FST= S9 E13 BAS= S22 E18 N41 FSP= N14 W18 S14 E18\$ W18 S19\$ N9 W13\$ W26 N5\$ FSP= N5 E35 S10 W35 N5\$.	

LAND DESCRIPTION		TOTAL OB/XF															845							
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	0100	C	SFR	0		RSF-2	0.00	0.00	0.60	AC		1.00	1.00	1.00	21,100.00	21,100.00	12,660							