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

2027

03-4S-16-02730-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

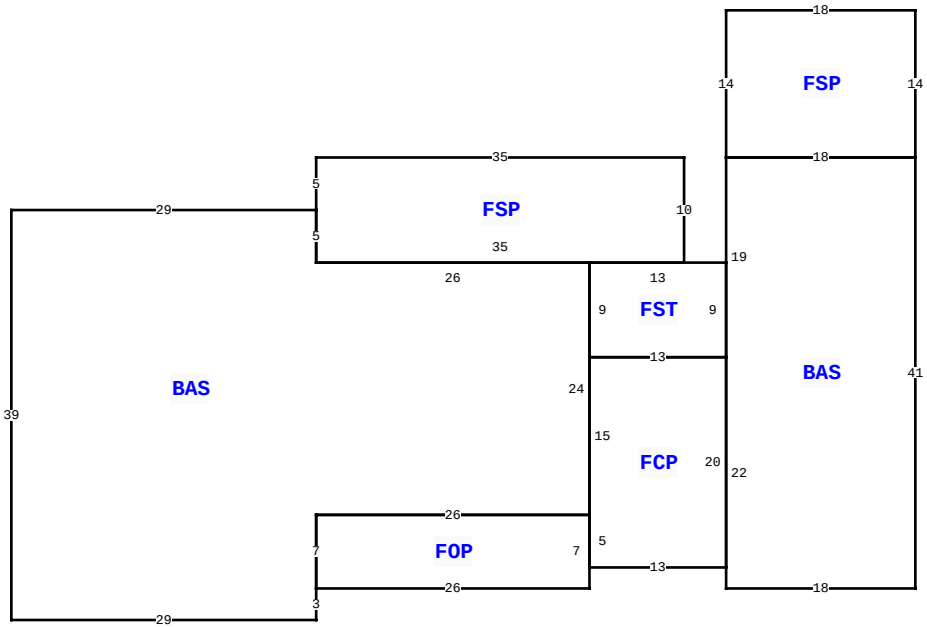
NEIGHBORHOOD/LOC 3416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	738	100		738	37,412
BAS	1,755	100		1,755	88,968
FCP	260	25		65	3,295
FOP	182	30		55	2,788
FSP	252	40		101	5,120
FSP	350	40		140	7,097
FST	117	55		64	3,244
TOTALS	3,654			2,918	147,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	2,918	109.7250	84.49	246,542	1968	1968	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 2026 Heated Area: 2493 HX Base Yr



693 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	147,925
TOTAL MARKET OB/XF VALUE	845
TOTAL LAND VALUE - MARKET	12,660
TOTAL MARKET VALUE	161,430
SOH/AGL Deduction	0
ASSESSED VALUE	161,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,430
TOTAL JUST VALUE	161,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,430

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						
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= 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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 845

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	0.60	AC		1.00	1.00	1.00	21,100.00	21,100.00	12,660							

REVIEW DATE 09/26/2023 BY JB Total Acres: 0.60 Total Land Value: 12,660 Market: 0 Agricultural: 0 Common: 12,660 PRINTED 11/17/2026 BY SYS