BEG NE COR OF NE1/4 OF NW1/4, RU
W 135 FT, NW 496.4 FT, N 105 FT,
TO POB EX RD R/W.

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

2027

07-4S-17-08116-000

BUILDING CHARACTERISTICS

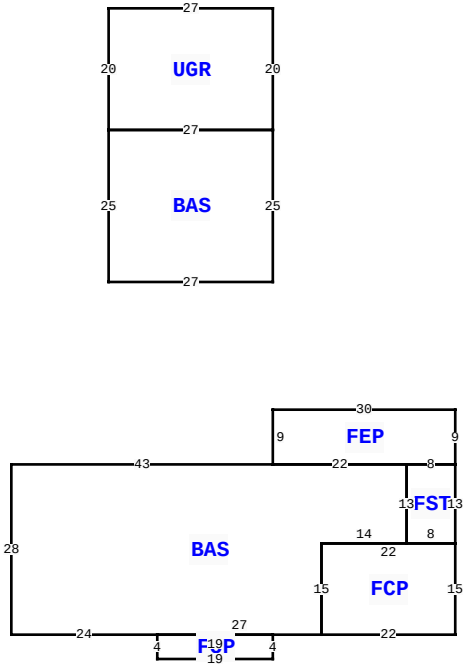
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	675	100		675	56,551
BAS	1,610	100		1,610	134,883
FCP	330	25		82	6,870
FEP	270	80		216	18,096
FOP	76	30		23	1,927
FST	104	55		57	4,776
UGR	540	45		243	20,358
TOTALS	3,605			2,906	243,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,906	117.1760	128.89	374,554	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2285 HX Base Yr



2048 SW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
4	0282	POOL ENCL	0	0	0	0	1,000.00	UT	15.00	15.00	100	1988	1988	3	40	6,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	243,460
TOTAL MARKET OB/XF VALUE	23,886
TOTAL LAND VALUE - MARKET	65,100
TOTAL MARKET VALUE	332,446
SOH/AGL Deduction	0
ASSESSED VALUE	332,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,446
TOTAL JUST VALUE	332,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,885

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= W43 S28 E24 FOP= S4 E19N4 W19$ E27 FCP= E22 N15 W22 S15$ N15 E14 FST= E8 N13 W8 S13$ N13FEP= E8 N9 W30 S9 E22$ W22$ PTR=N30 BAS= N25 UGR= N20 W27 S20 E27$ W27 S25 E27$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 23,886

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			0.00	0.00	3.72	AC		1.00	1.00	1.00	17,500.00	17,500.00	65,100							

REVIEW DATE 03/28/2017 BY BC Total Acres: 3.72 Total Land Value: 65,100 Market: 0 Agricultural: 0 Common: 65,100 PRINTED 11/17/2026 BY SYS