

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.

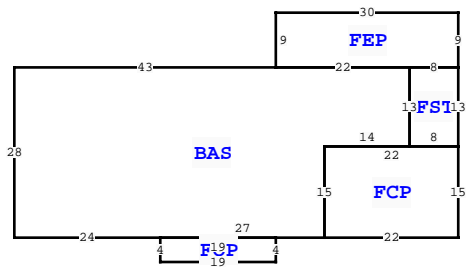
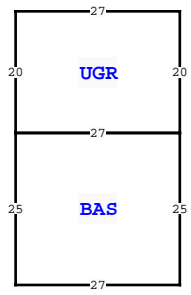
SIMPLY VETS HOLDINGS LLC  
13475 ATLANTIC BLVD # 8  
JACKSONVILLE, FL 32225

**2026**

07-4S-17-08116-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	675	100	
BAS	1,610	100	
FCP	330	25	
FEP	270	80	
FOP	76	30	
FST	104	55	
UGR	540	45	
TOTALS	3,605		

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	131.24	381,383	1970	1970	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 2285 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			247,899
TOTAL MARKET OB/XF VALUE			23,886
TOTAL LAND VALUE - MARKET			65,100
TOTAL MARKET VALUE			336,885
SOH/AGL Deduction			0
ASSESSED VALUE			336,885
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			336,885
TOTAL JUST VALUE			336,885
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						

EXTRA FEATURES																	
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	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	

TOTAL OB/XF														23,886			
2048 SW BASCOM NORRIS DR, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	

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