LOT 14 OAKFIELD ACRES PH II.

742-1265, 831-1194, 1195, WD 119

SIMMONS ANDREW T/SIMMONS KAREN L
358 SW DUNLOP GLN
LAKE CITY, FL 32024

2026

09-5S-16-03498-214

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

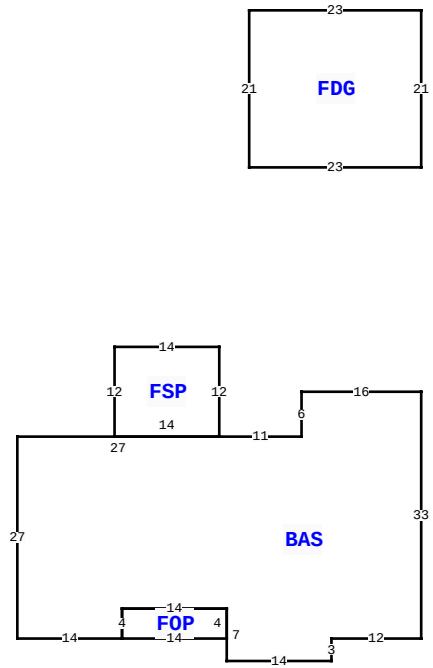
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	184,595
FDG	483	60		290	34,762
FOP	56	30		17	2,037
FSP	168	40		67	8,031
TOTALS	2,247			1,914	229,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	123.7005	141.02	269,912	1997	2010	0	0	0	15.00	85.00

2 SINGLE FAM 100% - 2025 Heated Area: 1540 HX Base Yr 2025



358 SW DUNLOP GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,425
TOTAL MARKET OB/XF VALUE		2,576
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		287,001
SOH/AGL Deduction		75,927
ASSESSED VALUE		211,074
TOTAL EXEMPTION VALUE	HX HB 13	211,074
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		287,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,619

SALE:2:1: LOT 14, OAKFIELD

SALE:1:1: LOT 14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042281	Electrical Servic	0	07/09/2021
11920	SFR	195	12/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/1227	11/12/2024	WD	Q	I	01	349,900
GRANTOR: HONEYCUTT KENNETH D						
GRANTEE: SIMMONS ANDREW T						
1413/1897	6/19/2020	WD	Q	I	01	229,000
GRANTOR: JULES M & ELIZABETH L						
GRANTEE: KENNETH D & LISA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S6 W11 FSP= N12 W14S12 E14$ W27 S27 E14 FOP= E14 N4 W14 S4$ N4 E14 S7 E14 N3 E12 N33$ PTR= N30 FDG= N21 W23 S21 E23$ S30$.

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	100	0	0	428.00	UT	1.50	1.50	100	1997	1997	3	100	642	
2	0031	BARN,MT AE	0	100	16	20	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
3	0060	CARPORT F	0	100	18	18	324.00	UT	5.00	5.00	70	1997	1997	3	70	1,134	

LAND DESCRIPTION

TOTAL OB/XF 2,576

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.30	55,000.00	16,500.00	16,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.70	55,000.00	38,500.00	38,500							

REVIEW DATE 12/10/2024 BY TP Total Acres: 4.33 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/12/2026 BY SYS