

COMM SE COR OF NW1/4 OF NE1/4, R
W 426.38 FT, NE 266.64 FT FOR PO
FT, NE 109.64 FT, SE 397.30 FT,

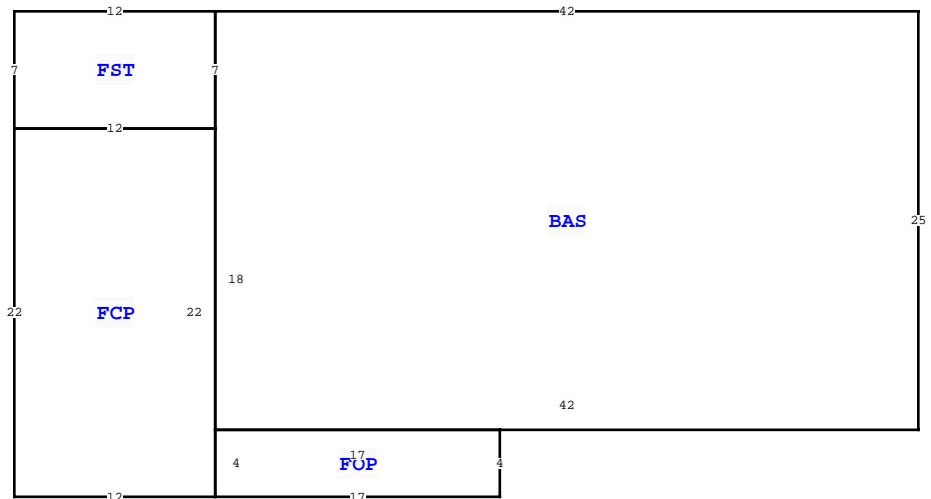
SIMMONS DEANN L/SIMMONS ESTON
3015 SW FLORIDA 247
LAKE CITY, FL 32024

2026

15-4S-16-02987-006
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	31	VINYL SID	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	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	15416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	61,348
FCP	264	25		66	3,856
FOP	68	30		20	1,169
FST	84	55		46	2,688
TOTALS	1,466			1,182	69,060

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	- 2024									
				Heated Area: 1050								
				HX Base Yr								



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		69,060
TOTAL MARKET OB/XF VALUE		338
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		91,398
SOH/AGL Deduction		0
ASSESSED VALUE		91,398
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		91,398
TOTAL JUST VALUE		91,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39081	MAINT/ALTR	0	12/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/953	10/31/2023	WD	Q	I	01	91,000
GRANTOR: EMEIS PEGGY JO						
GRANTEE: SIMMONS DEANN L						
0930/0382	6/29/2001	WD	Q	I		48,000
GRANTOR: HARDY P CRUCE (UNREMA						
GRANTEE: PEGGY JO & TIMOTHY						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1	0166	CONC, PAVMT	0	0	0	0	0
2	0296	SHED METAL	0	0	12	24	

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	50	
2	0296	SHED METAL	0	0	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	288	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W42 FST= W12 S7 E12 N7S7 FCP= W12 S22 E12 N22S S 18 FOP= S4 E17 N4 W17S E42 N25S.	

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		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							