LOT 17 GREENWOOD S/D.

502-21, DC 770-294, 823-237, LE

SIMKANICH LORRAINE M
498 SE HUBBLE ST
LAKE CITY, FL 32025

2026

16-4S-17-08382-317

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	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

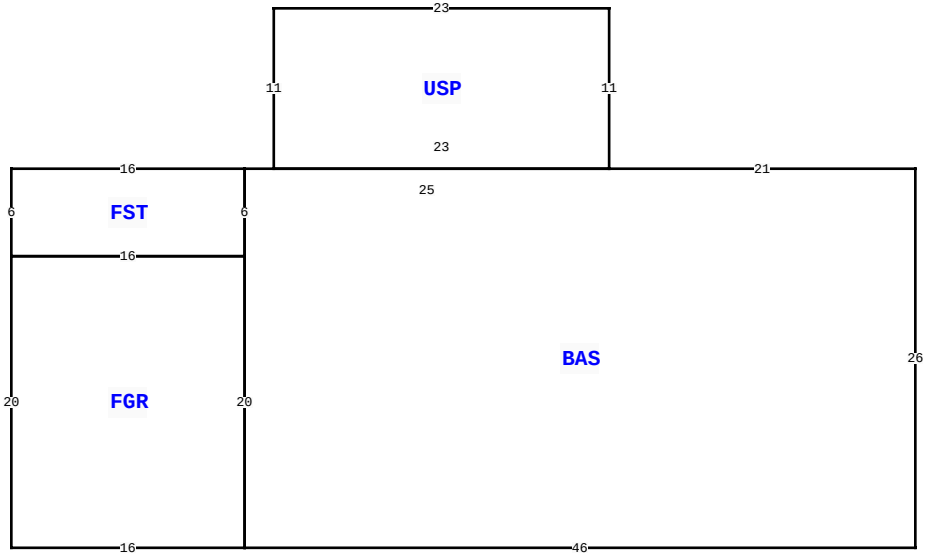
NEIGHBORHOOD/LOC 16417.080 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	106,714
FGR	320	55		176	15,704
FST	96	55		53	4,729
USP	253	35		89	7,941
TOTALS	1,865			1,514	135,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	122.5620	137.27	207,827	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1196 HX Base Yr 1997



498 SE HUBBLE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC,PAVMT	0	100	13	70	1.00	UT	0.00	0.00	100	0	0	3	100	764	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	50	2004	2004	3	50	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	135,088
TOTAL MARKET OB/XF VALUE	1,164
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	158,752
SOH/AGL Deduction	61,671
ASSESSED VALUE	97,081
TOTAL EXEMPTION VALUE	SX HX HB 97,081
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	158,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,752

SALE:1:1: LOT 17 GREENWOOD S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/2731	9/21/2021	LE	U	I	14	100
GRANTOR: SIMKANICH LORRAINE M						
GRANTEE: SIMKANICH RONALD						
0823/0237	6/05/1996	WD	Q	I		57,000
GRANTOR: ANNE GUYOT						
GRANTEE: LORRAINE SIMKANICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 USP= N11 W23 S11 E23$ W25 FST= W16 S6 E16 N6$ S6
FGR= W16 S20 E16 N20$ S20 E46 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,164

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	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/04/2017 BY DF Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 07/01/2026 BY SYS