COMM SE COR OF SW1/4 OF NW1/4, R
FOR POB, CONT W 651.25 FT TO E R
RD, N ALONG R/W 666.07 FT, E 651

SIMMONS WILLIE L/SIMMONS CORNIQUECA
PO BOX 133
LAKE CITY, FL 32056

2027

19-2S-16-01655-004

BUILDING CHARACTERISTICS

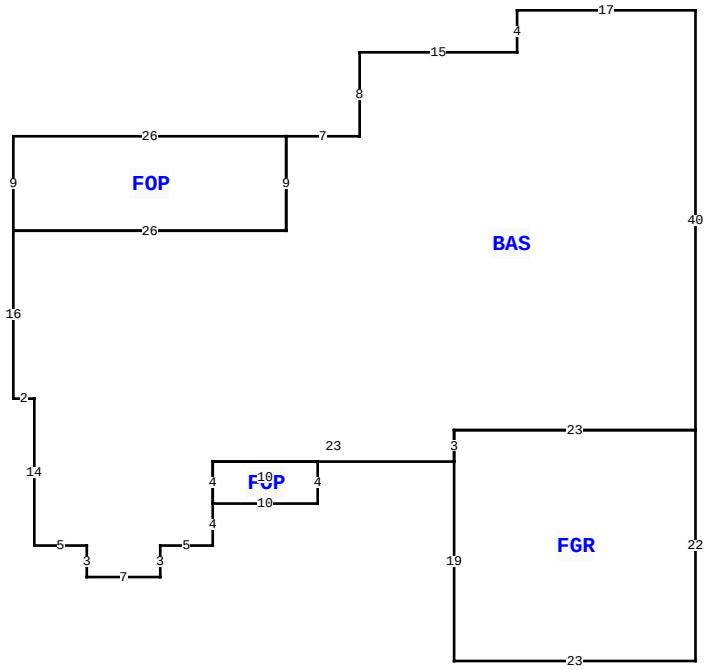
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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 03
NEIGHBORHOOD/LOC	19216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,181	100		2,181	224,828
FGR	506	55		278	28,657
FOP	40	30		12	1,237
FOP	234	30		70	7,216
TOTALS	2,961			2,541	261,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,541	120.1480	132.16	335,819	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2005 Heated Area: 2181 HX Base Yr 2005



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

619 NW WHITE SPRINGS AVE, WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	261,939
TOTAL MARKET OB/XF VALUE	10,670
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	352,609
SOH/AGL Deduction	139,721
ASSESSED VALUE	212,888
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	161,477
TOTAL JUST VALUE	352,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043309	Roof Replacement	21,970	12/06/2021
20687	SFR	379	05/12/2003
18727	M H	125	09/14/2001
18730	M H	125	09/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0935/2529	9/24/2001	WD	Q	V		28,000

GRANTOR: WATKINS SAUNDERS JR

GRANTEE: WILLIE & CORNIQUECA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S4 W15 S8 W7 FOP= W26 S9 E26 N9$ S9 W26 S16 E2 S14 E5 S3 E7 N3 E5 N4 FOP= E10 N4 W10 S4$ N4 E23 FGR= S19 E23 N22 W23 S3$ N3 E23 N40$.

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	665.00	UT	2.00	2.00	100	2003	2003	3	100	1,330	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
3	0030	BARN,MT	0	0	20	38	760.00	UT	9.00	9.00	100	2013	2013	3	100	6,840	

LAND DESCRIPTION

TOTAL OB/XF 10,670

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	10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							

REVIEW DATE 11/15/2022 BY KS Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS