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

2026

19-2S-16-01655-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

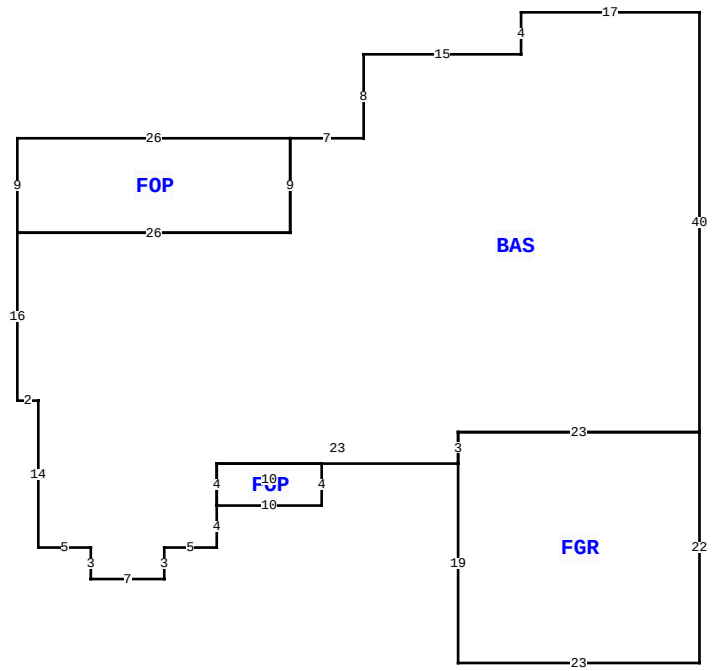
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	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	233,011
FGR	506	55		278	29,701
FOP	40	30		12	1,282
FOP	234	30		70	7,479
TOTALS	2,961			2,541	271,472

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	136.97	348,041	2003	2003	0	0	0	22.00	78.00

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



619 NW WHITE SPRINGS AVE, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		271,472
TOTAL MARKET OB/XF VALUE		10,670
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		347,142
SOH/AGL Deduction		140,255
ASSESSED VALUE		206,887
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,476
TOTAL JUST VALUE		347,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,804

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

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	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	6,500.00	6,500.00	65,000							

REVIEW DATE 11/15/2022 BY KS Total Acres: 10.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/08/2026 BY SYS