COMM NW COR, RUN E 928.11 FT
FOR POB, CONT E 183.03 FT TO S
W R/W ABANDONED SCL RR, SE

SIMS DUANE M/SIMS JASON T
8040 CONCORD BLVD WEST
JACKSONVILLE, FL 32208

2027

19-7S-17-10025-103

BUILDING CHARACTERISTICS

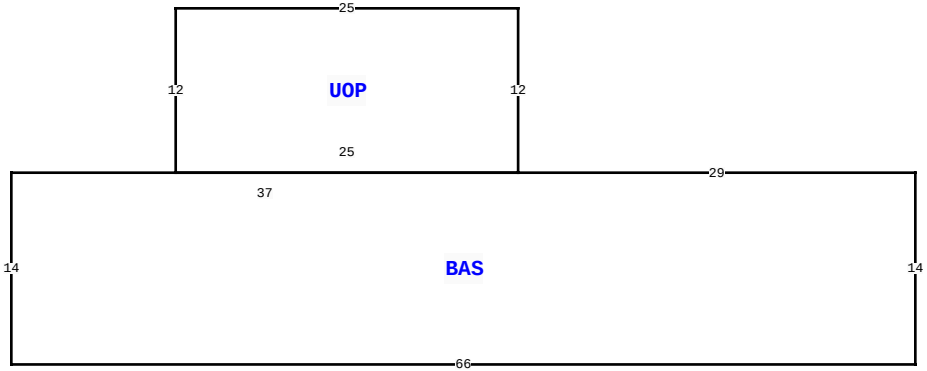
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,823
UOP	300	25		75	1,690
TOTALS	1,224			999	22,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	999	93.9000	56.34	56,284	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



176 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	0	16	20	320.00	UT	7.50	7.50	100	1995	1995	3	100	2,400	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1995	1995	3	100	600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,514
TOTAL MARKET OB/XF VALUE	10,100
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	142,724
SOH/AGL Deduction	0
ASSESSED VALUE	142,724
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,724
TOTAL JUST VALUE	142,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,724

SALE:1:1: TRACT 3 LYN-DEE DAIRY 10.01 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8490	M H	125	06/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/0641	8/12/2009	QC	U	I	11	100
GRANTOR: DUANE M SIMS & ETAL						
GRANTEE: DUANE M SIMS & ETAL						
0787/0316	2/28/1994	WD	Q	V		25,900
GRANTOR: W H WELLBORN						
GRANTEE: LEE J SIMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N12 W25 S12 E25$ W37 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,022							
2	0000	C	VAC RES	0		00	0.00	0.00	8.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,088							

REVIEW DATE 12/19/2017 BY BC Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS