

COMM NW COR OF SW1/4 OF NW1/4, R
E 255 FT, S 109.19 FT FOR POB, S
W 120 FT, N 185.84 FT, E 120 FT

SIMMONS LANIA LYNN/CHANDLER DONZEL RAY
238 NW SAWYER TER
LAKE CITY, FL 32055

2026

20-3S-17-05488-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	07
NEIGHBORHOOD/LOC	20317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
TOTALS	1,440		84,800

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	MANUF	1	100%	-	2007							
Heated Area: 1440						HX Base Yr 2007						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 60 60 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		84,800	
TOTAL MARKET OB/XF VALUE		6,750	
TOTAL LAND VALUE - MARKET		6,660	
TOTAL MARKET VALUE		98,210	
SOH/AGL Deduction		53,445	
ASSESSED VALUE		44,765	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		19,765	
TOTAL JUST VALUE		98,210	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		98,210	
SALE:3:1: NEEDS CHECK TO SEE IF HOUSE STILL THERE			
SALE:2:1: (QUIT CLAIM) ALSO SEE ORB 831-1997			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19293	M H	125	03/04/2002
16552	REMODEL	145	01/31/2000
13848	M H	125	04/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/1878	1/25/2007	QC	Q	I	01	100
GRANTOR: LANIA LYNN SIMMONS & EILEEN LEWIS						
1094/0580	8/25/2006	AG	Q	I	01	45,000
GRANTOR: OBIE & EILEEN LEWIS						
GRANTEE: LANIA LYNN SIMMONS						

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	0296	SHED METAL	0	100	8	10		2.00	UT 300.00	100	0	0	3	100	600	
2	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	50	
3	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	2,600	
5	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2015	2015	3	100	300	
6	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2015	2015	3	100	200	

TOTAL OB/XF												
6,750												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W60 S24 E60 N24\$.												

LAND DESCRIPTION																								
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	0200	C	MBL HM	100			0.00	0.00	22,200.00	SF		1.00	1.00	0.60	0.50	0.30	6,660							