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

2027

20-3S-17-05488-001

BUILDING CHARACTERISTICS

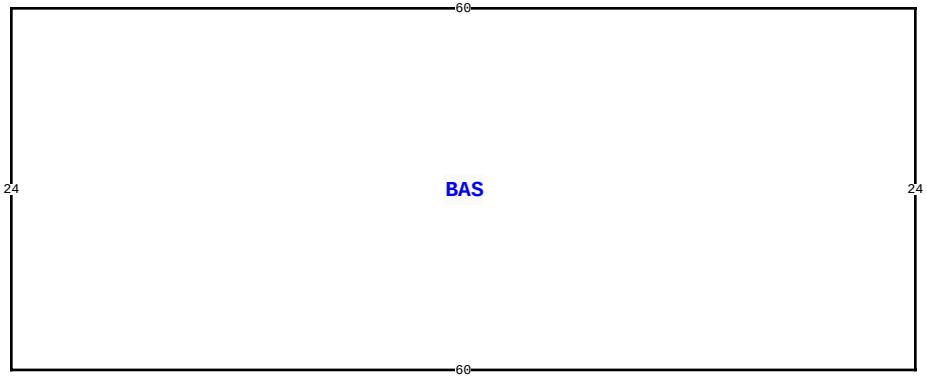
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	83,896
TOTALS	1,440			1,440	83,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,440	113.9000	105.93	152,539	1998	1998	0	0	0	45.00	55.00

3 MANUF 1 100% - 2007 Heated Area: 1440 HX Base Yr 2007



238 NW SAWYER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		83,896
TOTAL MARKET OB/XF VALUE		6,750
TOTAL LAND VALUE - MARKET		6,660
TOTAL MARKET VALUE		97,306
SOH/AGL Deduction		51,198
ASSESSED VALUE		46,108
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,108
TOTAL JUST VALUE		97,306
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 &						
GRANTEE: OBIE & EILEEN LEWIS						
1094/0580	8/25/2006	AG	Q	I	01	45,000
GRANTOR: OBIE & EILEEN LEWIS						
GRANTEE: LANIA LYNN SIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 6,750

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	100			0.00	0.00	22,200.00	SF		1.00	1.00	0.60	0.50	0.30	6,660							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.51 Total Land Value: 6,660 Market: 0 Agricultural: 0 Common: 6,660 PRINTED 11/17/2026 BY SYS