LOT 1 BLOCK 6 SHADY OAKS
ACRES UNIT 2 ADDITION.
450-35, 629-467, WD 1319-409,

SIMMONS BOBBY A
255 SW GREMLIN WAY
LAKE CITY, FL 32024

**2027**

**20-4S-16-03079-074**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 04 | SINGLE SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 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 01

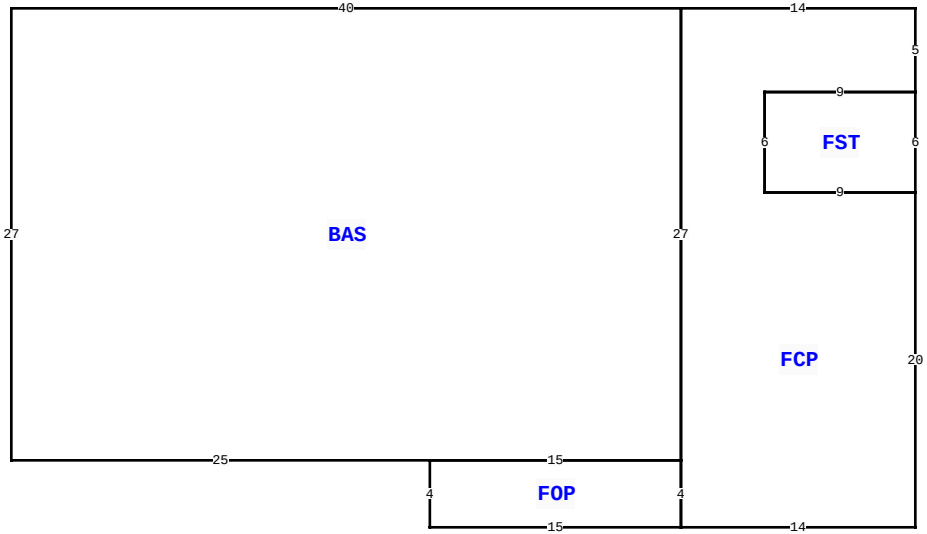
NEIGHBORHOOD/LOC 20416.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | | 1,080 | 89,084 |
| FCP | 380 | 25 | | 95 | 7,836 |
| FOP | 60 | 30 | | 18 | 1,485 |
| FST | 54 | 55 | | 30 | 2,475 |
| TOTALS | 1,574 | | | 1,223 | 100,879 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,223 | 115.3620 | 126.90 | 155,199 | 1980 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1080 HX Base Yr 2017




255 SW GREMLIN WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 125 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 100,879 |
| TOTAL MARKET OB/XF VALUE | | 125 |
| TOTAL LAND VALUE - MARKET | | 26,000 |
| TOTAL MARKET VALUE | | 127,004 |
| SOH/AGL Deduction | | 54,682 |
| ASSESSED VALUE | | 72,322 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 72,322 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 127,004 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 128,841 |

LAND:1:1: 0.46 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1319/0409 | 7/18/2016 | WD | Q | I | 01 | 70,000 |
| GRANTOR: NORMA JEAN SIMMONS | | | | | | |
| GRANTEE: BOBBY A SIMMONS | | | | | | |
| 0629/0467 | 7/08/1987 | QC | U | I | | 33,000 |
| GRANTOR: FARMERS HOME | | | | | | |
| GRANTEE: SIMMONS NORMA JEAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S27 E25 FOP= S4 E15N4 W15$ E15 FCP= S4 E14 N20 FST= N6W9 S6 E9$ W9 N6 E9 N5 W14 S27$N27$.

## LAND DESCRIPTION

TOTAL OB/XF 125

| 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 | | RSF-1 | 105.00 | 192.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 26,000 | | | | | | | |

REVIEW DATE 04/22/2025 BY JB Total Acres: 0.46 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS