COMM SW COR OF SE1/4 OF SW1/4, R
373.18 FT TO SW COR LOT 9 FOR PO
CONT N 179.5 FT, E E 170 FT, S 1

THE DALE EDWARD SIMMONS REVOC LIVING TRUST
406 SW RANDALL TERRACE
LAKE CITY, FL 32024

2027

24-4S-16-03116-010

BUILDING CHARACTERISTICS

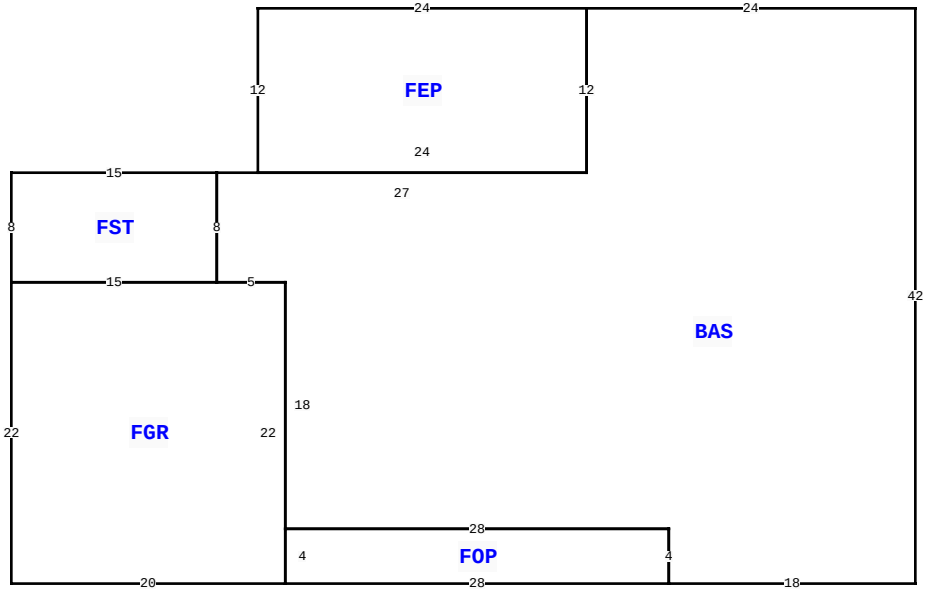
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC		24416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	130,827
FEP	288	80		230	18,853
FGR	440	55		242	19,837
FOP	112	30		34	2,787
FST	120	55		66	5,410
TOTALS	2,556			2,168	177,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	114.6420	126.11	273,406	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1596 HX Base Yr 2011



406 SW RANDALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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		177,714
TOTAL MARKET OB/XF VALUE		4,095
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		206,809
SOH/AGL Deduction		87,623
ASSESSED VALUE		119,186
TOTAL EXEMPTION VALUE	HX HB WR SX	106,411
BASE TAXABLE VALUE		12,775
TOTAL JUST VALUE		206,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,036

SALE:1:1: LOT 9 BLOCK D PICCADILLY PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26954	MAINT/ALTR	50	04/25/5008
000049486	Roof Replacement	15,770	03/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/2033	6/26/2013	WD	U	I	11	0
GRANTOR: DALE E SIMMONS (AKA D						
GRANTEE: DALE EDWARD SIMMONS						
1197/0526	6/30/2010	WD	Q	I	01	135,500
GRANTOR: LESTER BEYER & LESTER						
GRANTEE: DALE E SIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= W24 S12 E24 N12$ S12 W27 FST= W15 S8 E15 N8$ S8 FGR= W15 S22 E20 N22 W5$ E5 S18 FOP= S4 E28 N4 W28$ E28 S4 E18 N42$.

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	1993	1993	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	
5	0120	CLFENCE 4	0	100	18	4	72.00	UT	7.50	7.50	100	2006	2006	3	100	540	

LAND DESCRIPTION

TOTAL OB/XF 4,095

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	180.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 02/18/2025 BY KS Total Acres: 0.70 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS