COMM NW COR OF SE1/4 OF NE1/4, E
POB, CONT E 360.36 FT, S 1113.72
400.21 FT, N 456.51 FT, CONT N 4

SIMPLY VETS HOLDINGS LLC
13475 ATLANTIC BLVD # 8
JACKSONVILLE, FL 32225

2027

24-5S-16-03705-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		2 100
Bathrooms		1.5 100
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	5000	IMPROVED AG

MAP NUM | MKT AREA 02

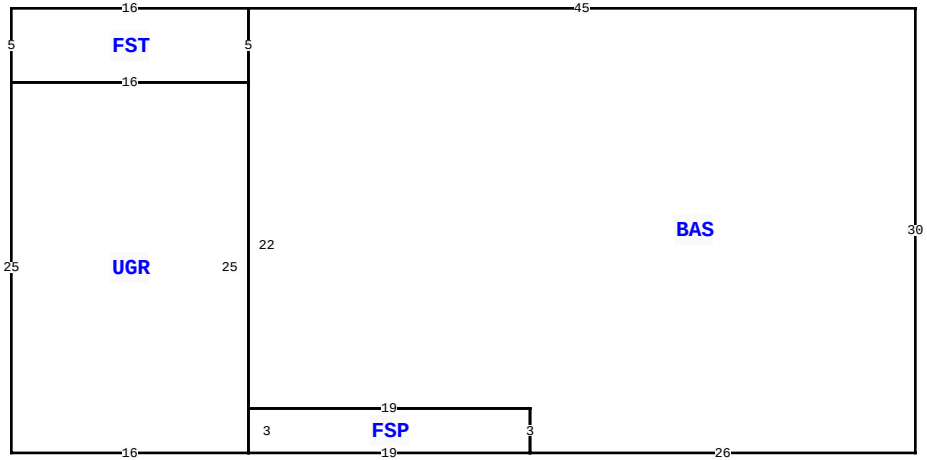
NEIGHBORHOOD/LOC 24516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100		1,293	44,474
FSP	57	40		23	791
FST	80	55		44	1,514
UGR	400	45		180	6,191
TOTALS	1,830			1,540	52,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,540	111.6720	85.99	132,425	1967	1967	20	0	0	40.00	40.00

1 SFR RENTAL 0% - 2026 Heated Area: 1293 HX Base Yr



119 SW SHEPPARD WAY, LAKE CITY

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,917
TOTAL MARKET OB/XF VALUE	2,250
TOTAL LAND VALUE - MARKET	99,770
TOTAL MARKET VALUE	156,257
SOH/AGL Deduction	0
ASSESSED VALUE	156,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,257
TOTAL JUST VALUE	225,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32284	MAINT/ALTR	30	09/11/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2453	12/04/2025	QC	U	I	11	100
GRANTOR: STRAWDER KIMBERLY						
GRANTEE: SIMPLY VETS HOLDING						
1556/1716	2/02/2024	LE	U	I	14	100
GRANTOR: HALL FAYE T						
GRANTEE: HALL FAYE T (ENH LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FST= W16 S5 E16 N5$S5 UGR= W16 S25 E16 N25$ S22 FSP= S3 E19 N3 W19$ E19 S3 E26 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,250

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	0		A-1	0.00	0.00	1.57	AC		1.00	1.00	1.00	11,000.00	11,000.00	17,270							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
3	6200	A	PASTURE 3	0					6.50	AC		1.00	1.00	1.00	280.00	280.00	1,820							
4	9910	M	MKT.VAL.AG	0					6.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	71,500							

REVIEW DATE 03/05/2026 BY KS Total Acres: 9.07 Total Land Value: 30,090 Market: 71,500 Agricultural: 1,820 Common: 28,270 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SE1/4 OF NE1/4, E
POB, CONT E 360.36 FT, S 1113.72
400.21 FT, N 456.51 FT, CONT N 4

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BUILDING CHARACTERISTICS

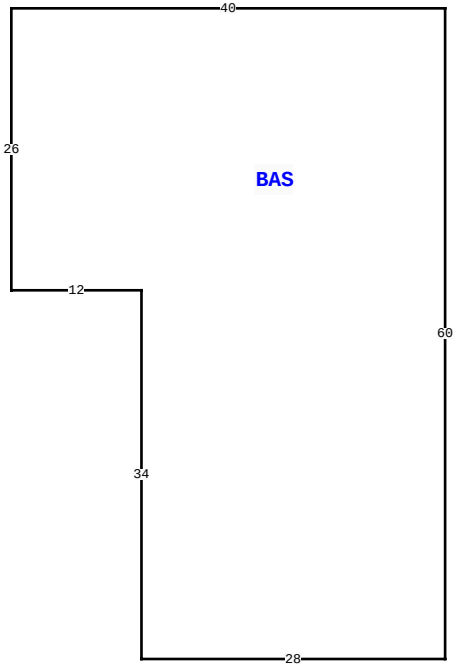
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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100		1,992	70,947
TOTALS	1,992			1,992	70,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,992	115.6400	89.04	177,368	1979	1979	20	0	0	40.00	40.00

2 SFR RENTAL 0% - 2026 Heated Area: 1992 HX Base Yr



119 SW SHEPPARD WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: SIMPLY VETS HOLDING						
1556/1716	2/02/2024	LE	U	I	14	100
GRANTOR: HALL FAYE T						
GRANTEE: HALL FAYE T (ENH LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E12 S34 E28 N60$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/05/2026 BY KS Total Acres: 9.07 Total Land Value: 30,090 Market: 71,500 Agricultural: 1,820 Common: 28,270 PRINTED 11/17/2026 BY SYS