

BEG NW COR OF SEC, RUN SE
374.71 FT, S 952.54 FT, NW
374.13 FT, N 954.34 FT TO POB.

SIMMONS JEFFERY WARD/SIMMONS NANCY COQUYT
1440 NW OLD MILL DR
LAKE CITY, FL 32055

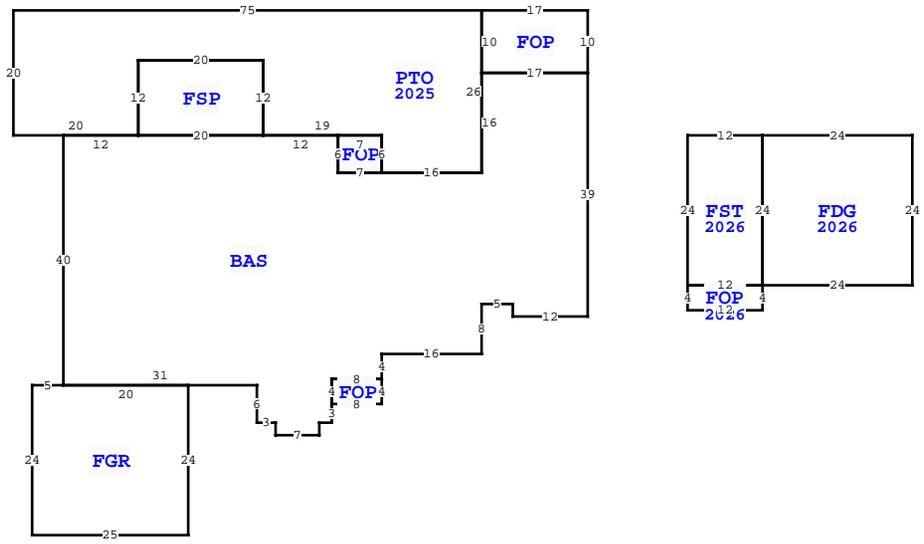
2026

26-3S-16-02306-009



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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.010	1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2020									
			Heated Area: 3193									
				HX Base Yr 2020								



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,193	100		3,193	206,980
FDG	576	60	2026	346	22,429
FGR	600	55		330	21,392
FOP	32	30		10	648
FOP	42	30		13	843
FOP	170	30		51	3,306
FOP	48	30	2026	14	908
FSP	240	40		96	6,223
FST	288	55	2026	158	10,242
PTO	1,356	5	2025	68	4,408
TOTALS	6,545			4,279	277,378

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	480	
3	0166	CONC,PAVMT	0	100	0	0	6,426.00	UT	0.75	0.75	100	1993	1993	3	100	4,820	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
5	0085	COVERED DO	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		74	7,400	
6	0083	DOCK-LAKE	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		74	4,440	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100			0.00	0.00	1.00	LT	1.00	1.00	1.00	225,000.00	225,000.00	225,000							

TOTAL OB/XF																							
													21,140										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		277,378	
TOTAL MARKET OB/XF VALUE		21,140	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		523,518	
SOH/AGL Deduction		73,991	
ASSESSED VALUE		449,527	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		398,116	
TOTAL JUST VALUE		523,518	
NCON VALUE		33,579	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		522,278	
BLDG:1:4: GIVEN DEP FOR 2020			
BLDG:1:3: HOUSE IN NEED OF REPAIRS WHEN IT WAS BOU			
LAND:1:2: LAKE JEFFREY FRONTAGE			
LAND:1:1: 6.19 AC UPLANDS; 7.74 AC TOTAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054410	Storage Building	12,000	11/06/2025
000048830	Additions	304,000	12/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1087	5/29/2019	WD Q	Q	I	01	475,000
GRANTOR: LAWRENCE & HELEN GAY						
GRANTEE: JEFFERY WARD & NANCY						
0857/2051	4/30/1998	WD Q	Q	I		340,000
GRANTOR: DENNISON						
GRANTEE: BOWEN						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W12 S40 E31 S6 E3 S2 E7 N2 E2 N3 N4 E8 N4 E16 N8 E5 S2 E12 N39 W17 S16 W16 W7 N6 W12 W20 \$												
PTO=[YR=2025;ORIG=55,-20] W75 S20 E20 N12 E20 S12 E19 S6 E16 N26 \$												
FGR=[ORIG=-12,40] W5 S24 E25 N24 W20 \$												
FST=[YR=2026;ORIG=100,0] W12 S24 E12 N24 \$												
FSP=[ORIG=20,0] N12 W20 S12 E20 \$												
FOP=[ORIG=72,-10] N10 W17 S10 E17 \$												
FOP=[YR=2026;ORIG=100,24] W12 S4 E12 N4 \$												
FOP=[ORIG=39,6] N6 W7 S6 E7 \$												
FOP=[ORIG=31,43] E8 N4 W8 S4 \$												
FDG=[YR=2026;ORIG=124,0] W24 S24 E24 N24 \$												