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

2027

26-3S-16-02306-009

BUILDING CHARACTERISTICS

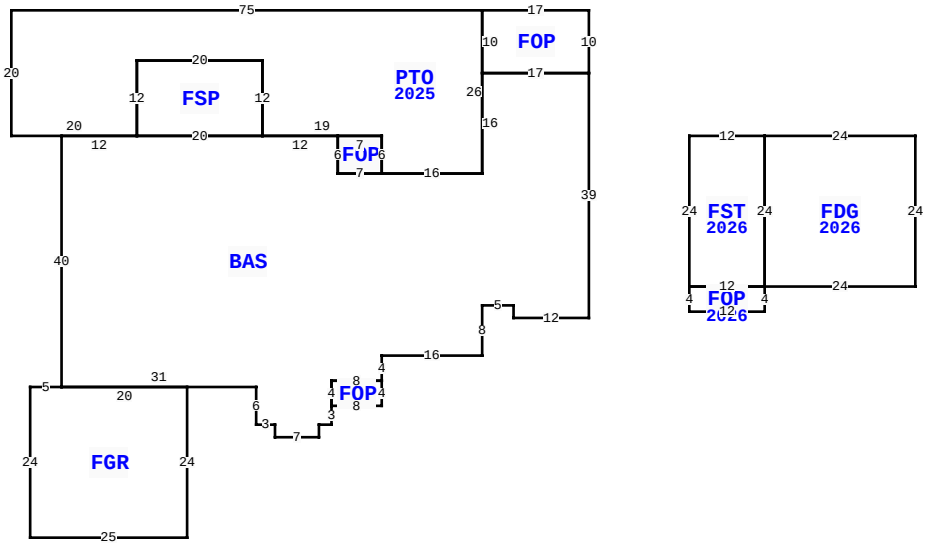
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,193	100		3,193	203,275
FDG	576	60	2026	346	22,028
FGR	600	55		330	21,009
FOP	32	30		10	637
FOP	42	30		13	828
FOP	170	30		51	3,247
FOP	48	30	2026	14	892
FSP	240	40		96	6,112
FST	288	55	2026	158	10,059
PTO	1,356	5	2025	68	4,329
TOTALS	6,545			4,279	272,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,279	105.2314	115.75	495,294	1988	1988	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2020 Heated Area: 3193 HX Base Yr 2020



1440 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	272,412
TOTAL MARKET OB/XF VALUE	21,140
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	518,552
SOH/AGL Deduction	55,539
ASSESSED VALUE	463,013
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	411,602
TOTAL JUST VALUE	518,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	523,518

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
000056797	Storage Building	50,000	10/16/2026
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	I	01	475,000
GRANTOR: LAWRENCE & HELEN GAY						
GRANTEE: JEFFERY WARD & NANC						
0857/2051	4/30/1998	WD	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 $

LAND DESCRIPTION

TOTAL OB/XF 21,140

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	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							

REVIEW DATE 03/19/2026 BY robin Total Acres: 7.74 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 11/17/2026 BY SYS