LOT 11 FAIRFIELD HILLS S/D.

580-575, 845-1636, WD 1070-1345,

SIMMONS WILLIAM L/SIMMONS DORCAS T
517 NW HORIZON ST
LAKE CITY, FL 32055

2027

28-3S-16-02374-011

BUILDING CHARACTERISTICS

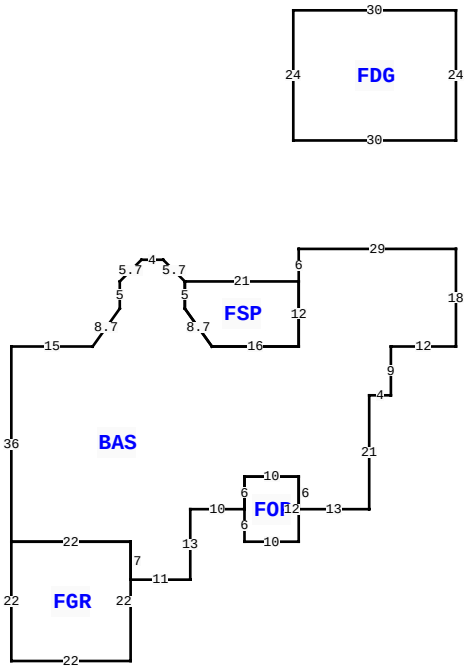
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		28316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,964	100		2,964	303,324
FDG	720	60		432	44,209
FGR	484	55		266	27,221
FOP	120	30		36	3,684
FSP	235	40		94	9,619
TOTALS	4,523			3,792	388,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,792	143.1235	157.44	597,012	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2964 HX Base Yr 2007



517 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	475,355
TOTAL MARKET OB/XF VALUE	78,010
TOTAL LAND VALUE - MARKET	28,380
TOTAL MARKET VALUE	581,745
SOH/AGL Deduction	105,966
ASSESSED VALUE	475,779
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	424,368
TOTAL JUST VALUE	581,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	591,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056872	Roof Replacement	41,000	10/28/2026
000042340	Electrical Servic	0	07/16/2021
40967	GENERATOR		12/04/2020
29672	MAINT/ALTR	100	09/08/2011
27493	POOL ENCL	90	11/21/2008
27244	POOL	250	08/06/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/958	11/25/2025	LE	U	I	14	100
GRANTOR: SIMMONS WILLIAM L						
GRANTEE: SIMMONS WILLIAM L (						
1070/1345	1/06/2006	WD	Q	I		362,200
GRANTOR: BARRETT						
GRANTEE: SIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W29 S6 S12 W16 U7L5 N5 U4L4 W4 D4L4 S5 D7L5 W15 S36 E22 S7 E11 N13 E10 N6 E10 S6 E13 N21 E4 N9 E12 N18 $
FDG=[ORIG=0,-20] N24 W30 S24 E30 $
FGR=[ORIG=-82,54] S22 E22 N22 W22 $
FSP=[ORIG=-29,6] W21 S5 D7R5 E16 N12 $
FOP=[ORIG=-39,48] S6 E10 N12 W10 S6 $.

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	4,951.00	UT	2.50	2.50	100	1993	1993	3	100	12,378	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	1,624.00	UT	2.50	2.50	100	1993	1993	3	100	4,060	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,500	
5	0294	SHED WOOD/	0	100	8	17	136.00	UT	7.50	7.50	100	0	0	3	100	1,020	
6	0040	BARN,POLE	0	100	18	30	540.00	UT	3.00	3.00	100	2007	2007	3	100	1,620	
7	0282	POOL ENCL	0	100	0	0	3,126.00	UT	15.00	15.00	100	2008	2008	3	40	18,756	
8	0020	BARN,FR	0	100	18	73	1,314.00	UT	10.00	10.00	100	2017	2017	3	100	13,140	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 78,010

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-2	0.00	0.00	2.58	AC		1.00	1.00	1.00	11,000.00	11,000.00	28,380							

REVIEW DATE 02/08/2023 BY JB Total Acres: 2.58 Total Land Value: 28,380 Market: 0 Agricultural: 0 Common: 28,380 PRINTED 11/17/2026 BY SYS

LOT 11 FAIRFIELD HILLS S/D.

580-575, 845-1636, WD 1070-1345,

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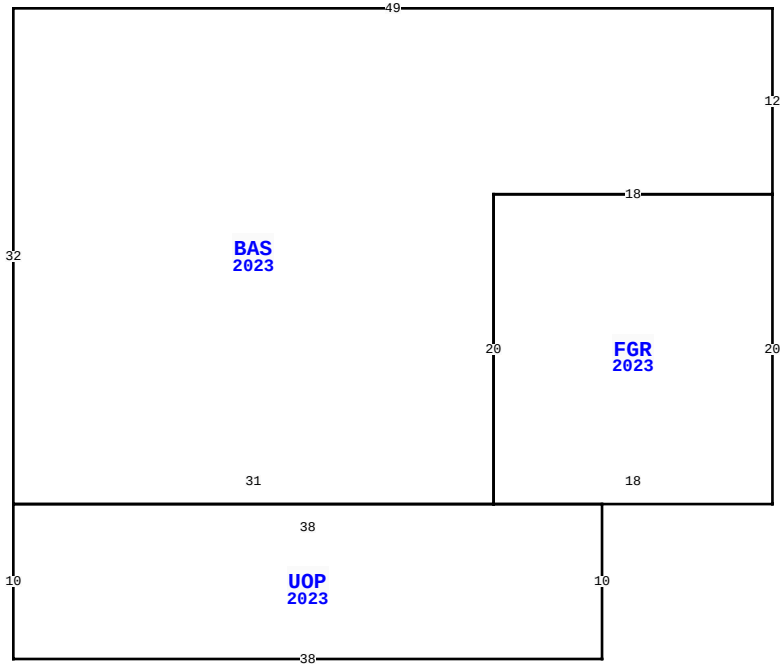
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	2023	1,208	71,158
FGR	360	55	2023	198	11,664
UOP	380	20	2023	76	4,477
TOTALS	1,948			1,482	87,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,482	102.0000	61.20	90,698	2022	2022	0	0	0	3.75	96.25

3 STRG/CONV 100% - 2023 Heated Area: 1208 HX Base Yr 2007



517 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,705

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GRANTEE: SIMMONS WILLIAM L (						
1070/1345	1/06/2006	WD	Q	I		362,200
GRANTOR: BARRETT						
GRANTEE: SIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,20] W49 S32 E31 N20 E18 N12 $
FGR=[YR=2023;ORIG=72,32] E18 S20 W18 N20 $
UOP=[YR=2023;ORIG=41,52] E38 S10 W38 N10 $
.

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 02/08/2023 BY JB Total Acres: 2.58 Total Land Value: 28,380 Market: 0 Agricultural: 0 Common: 28,380 PRINTED 11/17/2026 BY SYS