LOTS 3 & 4 N OF GS & F RR IN REE
474-563, LE 734-428, DC 1149-178

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

2027

33-3S-17-06282-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

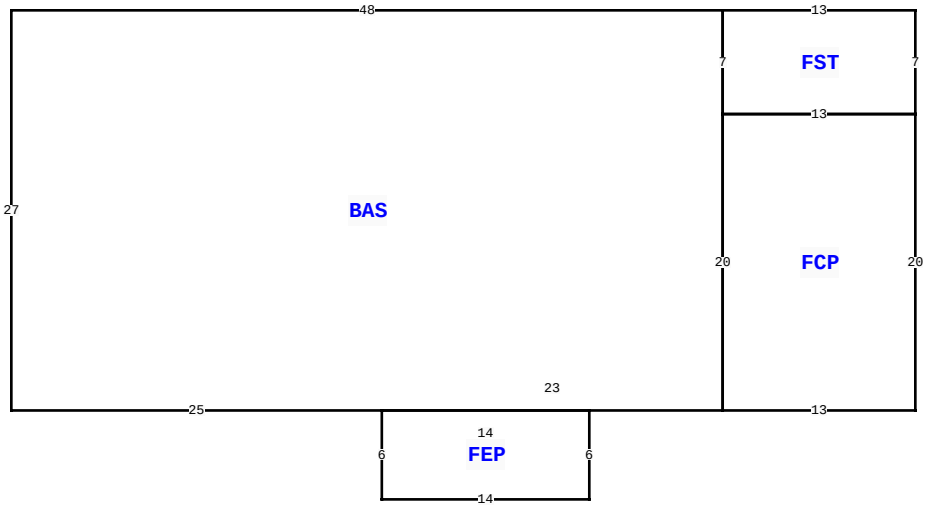
NEIGHBORHOOD/LOC 33317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	49,397
FCP	260	25		65	2,478
FEP	84	80		67	2,554
FST	91	55		50	1,906
TOTALS	1,731			1,478	56,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,478	99.0000	76.23	112,668	1973	1973	10	0	0	40.00	50.00

1 SFR RENTAL 0% - 2026 Heated Area: 1296 HX Base Yr



1800 NE WASHINGTON ST, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	280	
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	56,334
TOTAL MARKET OB/XF VALUE	1,080
TOTAL LAND VALUE - MARKET	19,370
TOTAL MARKET VALUE	76,784
SOH/AGL Deduction	0
ASSESSED VALUE	76,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,784
TOTAL JUST VALUE	76,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W48 S27 E25 FEP= S6 E14N6 W14$ E23 FCP= E13 N20 W13 S20$
N20 FST= E13 N7 W13 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,080

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		I	0.00	0.00	1.49	AC		1.00	1.00	1.30	10,000.00	13,000.00	19,370							

REVIEW DATE 01/11/2017 BY DF Total Acres: 1.49 Total Land Value: 19,370 Market: 0 Agricultural: 0 Common: 19,370 PRINTED 11/17/2026 BY SYS