(AKA PRCL C, HILLCREST UNR): COM
2304.72 FT FOR POB, RUN N 3 DEG
CONT N 6 DEG E 273.63 FT, S 83 D

SIMPSON MATTHEW S/SIMPSON LORI G
447 SW BREEZY DR
LAKE CITY, FL 32025

2027

33-4S-17-08944-011

BUILDING CHARACTERISTICS

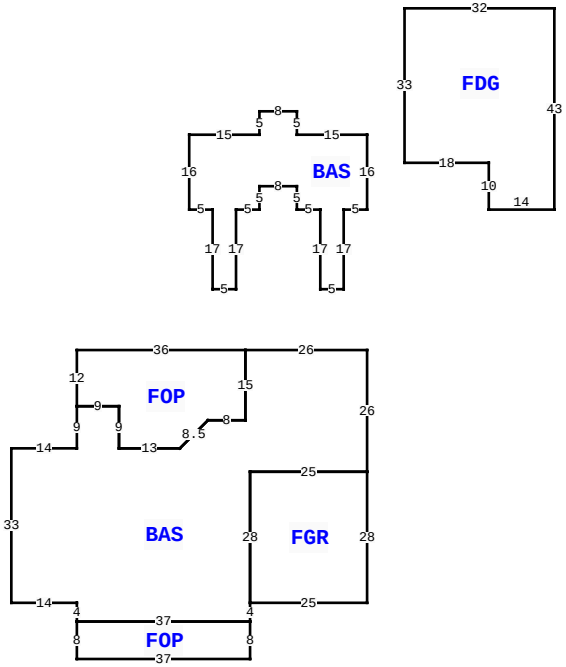
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	778	100		778	82,842
BAS	2,649	100		2,649	282,066
FDG	1,196	60		718	76,453
FGR	700	55		385	40,995
FOP	296	30		89	9,477
FOP	609	30		183	19,486
TOTALS	6,228			4,802	511,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,802	120.9978	133.10	639,146	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2007 Heated Area: 3427 HX Base Yr 2007



447 SW BREEZY DR, 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	100	0	0	3,602.00	UT	2.50	2.50	100	2006	2006	3	100	9,005	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		511,317
TOTAL MARKET OB/XF VALUE		9,005
TOTAL LAND VALUE - MARKET		121,220
TOTAL MARKET VALUE		641,542
SOH/AGL Deduction		219,429
ASSESSED VALUE		422,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,702
TOTAL JUST VALUE		641,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23677	SFR	969	09/30/2005
23678	GARAGE	208	09/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2680	11/19/2025	LE	U	I	14	100
GRANTOR: SIMPSON MATTHEW S (EN						
GRANTEE: SIMPSON JOSHUA STUA						
0942/0220	12/12/2001	WD	Q	V	06	44,900
GRANTOR: PETER W GIEBEIG						
GRANTEE: MATTHEW S & LORI GI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W36 S12 E9 S9 E13 R6 U6 E8 N15$ S15 W8 D6 L6 W13 N9 W9 S9 W14 S33 E14 S4 FOP= S8 E37 N8 W37$ E37 N4 FGR= E25 N28 W25 S28 $ N28 E25 N26$ PTR= N30 BAS= N16 W15 N5 W8 S5 W15 S16 E5 S17 E5 N17 E5 N5 E8 S5 E5 S17 E5 N17 E5$ S30$ PTR= N30 E40 FDG= N43 W32 S33 E18 S10 E14$ S30 W40$.

LAND DESCRIPTION

TOTAL OB/XF 9,005

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		A-1	0.00	0.00	11.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	121,220							

REVIEW DATE 07/11/2017 BY DF Total Acres: 11.02 Total Land Value: 121,220 Market: 0 Agricultural: 0 Common: 121,220 PRINTED 11/17/2026 BY SYS