

(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

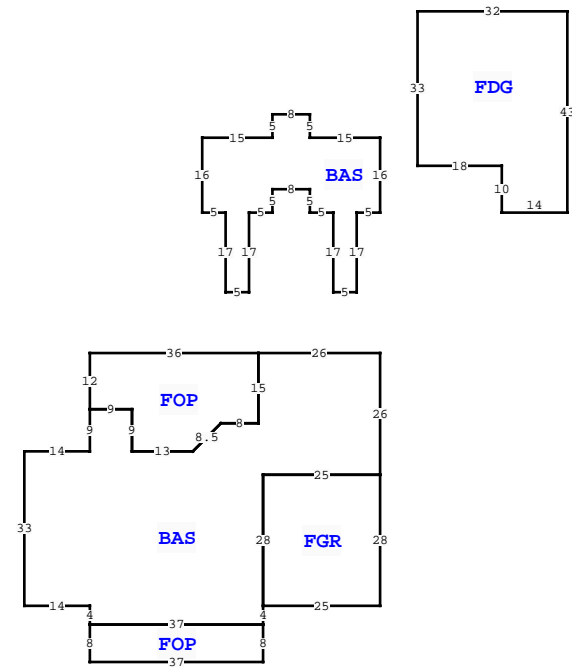
SIMPSON MATTHEW S/SIMPSON LORI G
 447 SW BREEZY DR
 LAKE CITY, FL 32025

2026

33-4S-17-08944-011


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	778	100	
BAS	2,649	100	
FDG	1,196	60	
FGR	700	55	
FOP	296	30	
FOP	609	30	
TOTALS	6,228		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007		650,767	2005	2005	0	0	20.00	80.00
			Heated Area: 3427			HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		520,614	
TOTAL MARKET OB/XF VALUE		9,005	
TOTAL LAND VALUE - MARKET		121,220	
TOTAL MARKET VALUE		650,839	
SOH/AGL Deduction		241,021	
ASSESSED VALUE		409,818	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		358,407	
TOTAL JUST VALUE		650,839	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		635,306	

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

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	0166	CONC,PAVMT	0	100	0	0		2.50	100	2006	2006	3	100	9,005	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							