

(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

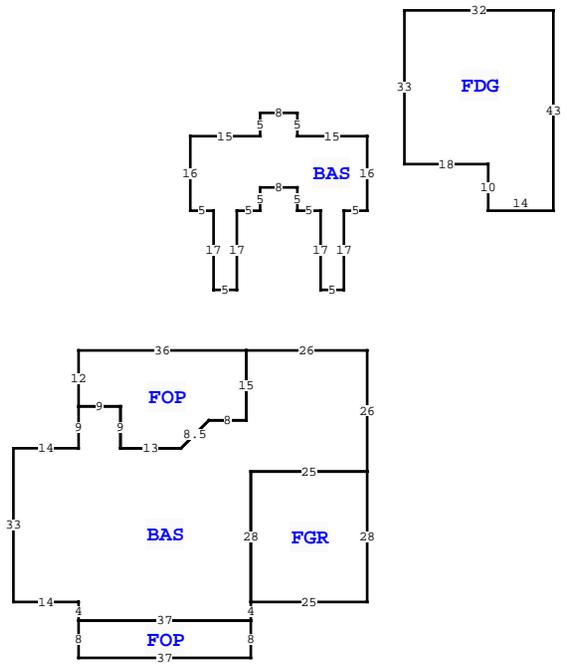
SIMPSON MATTHEW S/SIMPSON LORI G
 447 SW BREEZY DR
 LAKE CITY, FL 32025

2026

33-4S-17-08944-011


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	85,854
BAS	2,649	100		2,649	292,322
FDG	1,196	60		718	79,233
FGR	700	55		385	42,486
FOP	296	30		89	9,822
FOP	609	30		183	20,194
TOTALS	6,228			4,802	529,910

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								
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	529,910			
TOTAL MARKET OB/XF VALUE	9,005			
TOTAL LAND VALUE - MARKET	121,220			
TOTAL MARKET VALUE	660,135			
SOH/AGL Deduction	250,317			
ASSESSED VALUE	409,818			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	358,407			
TOTAL JUST VALUE	660,135			
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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	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\$.	

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	

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							