

COMM SW COR OF NE1/4 OF NW1/4 RU
N R/W CSX RR E ALONG R/W 345 FT,
POB, CONT N 168.99 FT, W 210 FT,

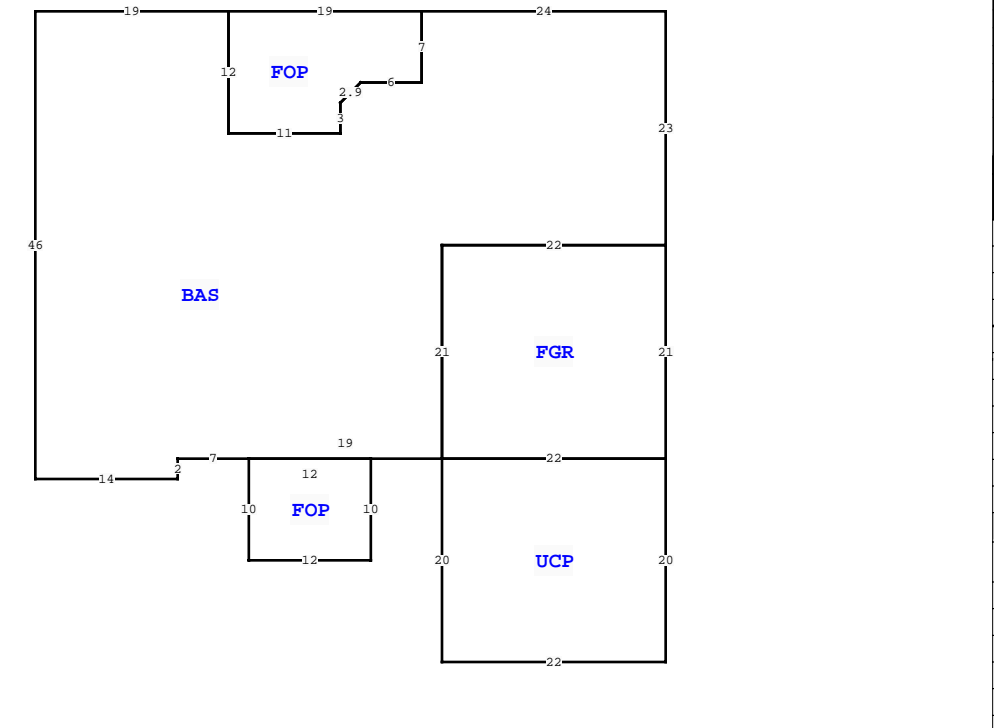
SIMMONS JAMES/SIMMONS JERYL
PO BOX 3272
LAKE CITY, FL 32056-3272

2026

35-3S-17-07303-004
VALUATION SUMMARY

BUILDING CHARACTERISTICS	
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	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,539	121.9200	136.55	346,700	2005	2005	0	0	20.00	80.00	



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	35317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,104	100		2,104	229,841
FGR	462	55		254	27,747
FOP	120	30		36	3,933
FOP	190	30		57	6,226
UCP	440	20		88	9,613
TOTALS	3,316			2,539	277,360

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	2,108.00	UT	2.50	2.50	100	2005	2005	3	100	5,270	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			277,360
TOTAL MARKET OB/XF VALUE			5,470
TOTAL LAND VALUE - MARKET			18,832
TOTAL MARKET VALUE			301,662
SOH/AGL Deduction			93,857
ASSESSED VALUE			207,805
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			156,394
TOTAL JUST VALUE			301,662
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22211	SFR	624	08/18/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/1778	2/13/2007	WD	Q	I	01	100

GRANTOR: SIMMONS
GRANTEE: SIMMONS ETAL
0854/0639 3/02/1998 WD Q I 01 5,000
GRANTOR: SANDERS
GRANTEE: SIMMONS

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 FOP= W19 S12 E11 N3 R2 U2 E6 N7\$ S7 W6 D2 L2 S3 W11 N12 W19 S46 E14 N2 E7 FOP= S10 E12 N10 W12\$ E19 UCP= S20 E22 N20 W22\$ FGR= E22 N21 W22 S21\$ N21 E22 N23\$.	

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		00	0.00	0.00	150,658.00	SF		1.00	1.00	0.50	0.25	0.13	18,832							