

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

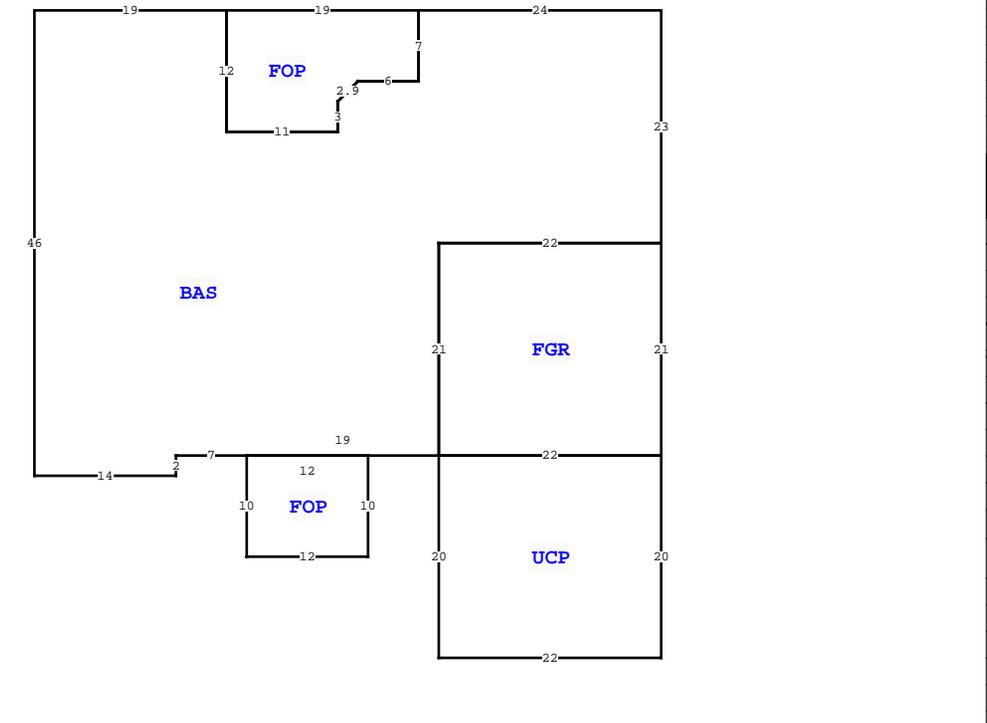
2026

35-3S-17-07303-004



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
Architctual	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	138.99	352,896	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	233,948
FGR	462	55		254	28,242
FOP	120	30		36	4,003
FOP	190	30		57	6,338
UCP	440	20		88	9,785
TOTALS	3,316			2,539	282,317

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	

155 NE VEGAS TER, LAKE CITY				BLD DATE	LGL DATE
				XF DATE	LAND DATE
				INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	282,317			
TOTAL MARKET OB/XF VALUE	5,470			
TOTAL LAND VALUE - MARKET	18,832			
TOTAL MARKET VALUE	306,619			
SOH/AGL Deduction	98,814			
ASSESSED VALUE	207,805			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	156,394			
TOTAL JUST VALUE	306,619			
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	DPHT 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							