

COMM SW COR OF NE1/4 OF NW1/4, R
FOR POB, CONT N 105 FT, E 210 FT
W 210 FT TO POB.

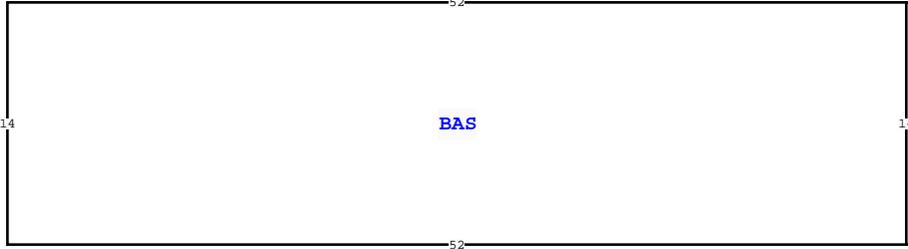
SIMMONS JAMES
P O BOX 3272
LAKE CITY, FL 32056

2026

35-3S-17-07310-008

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories		0 100
Architectual	01	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	
0800	02	728	51.7500	32.60	23,733	1985	1985	0	0	60.00	40.00	
1 MOBILE HME 0% - 0			Heated Area: 728				HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		92,322	
TOTAL MARKET OB/XF VALUE		10,000	
TOTAL LAND VALUE - MARKET		4,880	
TOTAL MARKET VALUE		107,202	
SOH/AGL Deduction		3,112	
ASSESSED VALUE		104,090	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		104,090	
TOTAL JUST VALUE		107,202	
NCON VALUE		82,829	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		23,922	
SALE:1:1: .50 AC			

Quality	01	01			
DOR CODE	0102	SFRES/MOBILE HOME			
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	728	100		728	9,493
TOTALS	728			728	9,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049732	New Residential C	40,000	05/06/2024
13724	M H	125	03/04/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0803/0645	3/22/1995	WD	Q	I		10,000

GRANTOR: SAMUEL JR & ERNESTINE
GRANTEE: JAMES SIMMONS
0330/0293 8/30/1974 WD Q I 01 100
GRANTOR: SAM SANDERS
GRANTEE: SAMUEL SANDERS JR &

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF										10,000											
183 NE VEGAS TER, LAKE CITY										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= N14 W52 S14 E52\$.									

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	0102	C	SFR/MH	0		00	0.00	0.00	19,520.00	SF		1.00	1.00	1.00	0.25	0.25	4,880							

