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

2027

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	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME

MAP NUM | MKT AREA 06

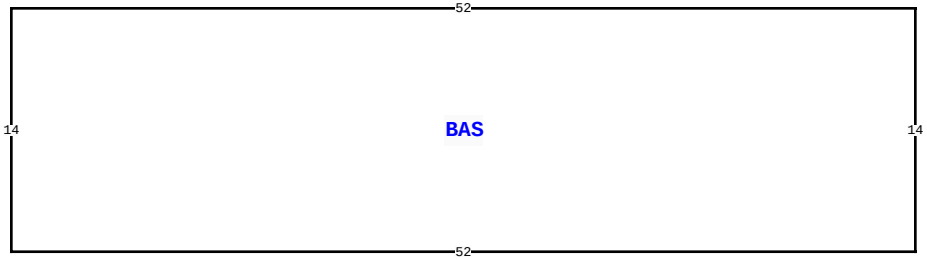
NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	9,042
TOTALS	728			728	9,042

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	31.05	22,604	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 728 HX Base Yr



183 NE VEGAS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,962
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	4,880
TOTAL MARKET VALUE	103,842
SOH/AGL Deduction	0
ASSESSED VALUE	103,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,842
TOTAL JUST VALUE	103,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,299

SALE:1:1: .50 AC

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N14 W52 S14 E52$.

EXTRA FEATURES

LN	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	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 02/27/2026 BY robin Total Acres: 0.45 Total Land Value: 4,880 Market: 0 Agricultural: 0 Common: 4,880 PRINTED 11/17/2026 BY SYS

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

2027

35-3S-17-07310-008

BUILDING CHARACTERISTICS

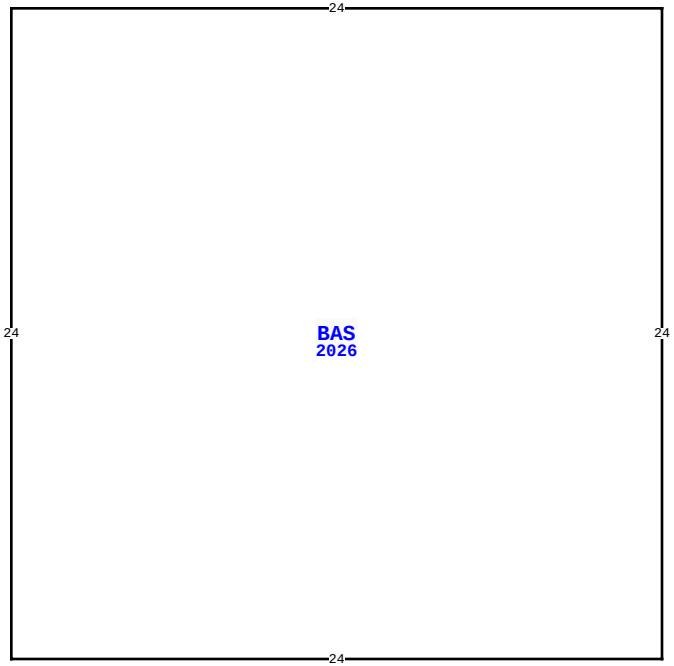
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	576	100	2026	576	79,920
TOTALS	576			576	79,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	576	126.1400	138.75	79,920	2025	2025	0	0	0	0.00	100.00

2 SINGLE FAM 0% - 2026 Heated Area: 576 HX Base Yr



183 NE VEGAS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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NCON VALUE	0
INCOME VALUE	
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0330/0293	8/30/1974	WD	Q	I	01	100
GRANTOR: SAM SANDERS						
GRANTEE: SAMUEL SANDERS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,13] E24 S24 W24 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/27/2026 BY robin Total Acres: 0.45 Total Land Value: 4,880 Market: 0 Agricultural: 0 Common: 4,880 PRINTED 11/17/2026 BY SYS