

COMM NE COR, W 1156.70 FT FOR PO  
SW 160.08 FT, E 34.64 FT, S 710.  
FT, N 1282.54 FT, E 809.71 FT TO

SIMS DANIEL E JR  
1060 SW KING ST  
LAKE CITY, FL 32024

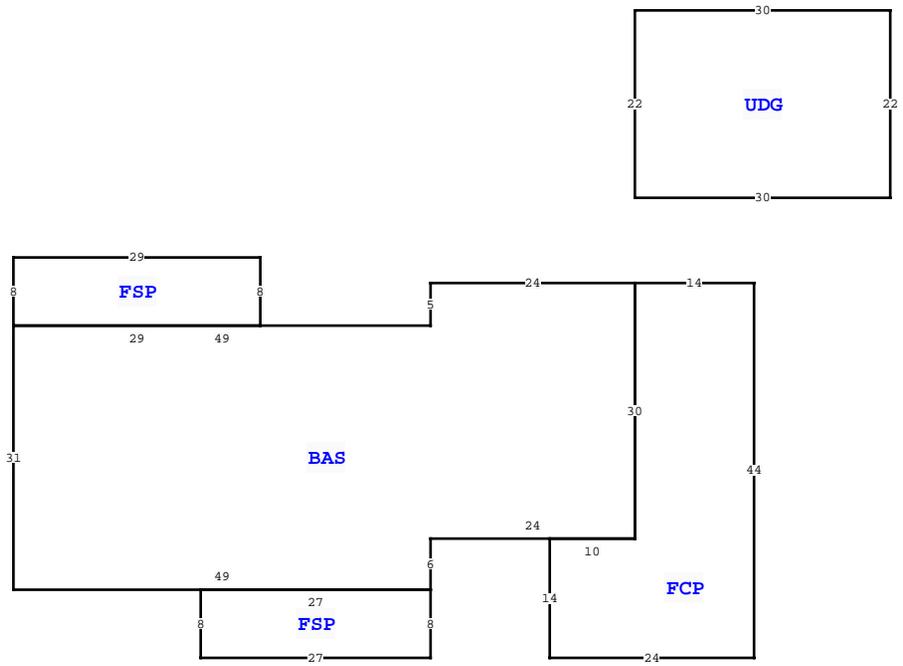
2026

35-4S-16-03282-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	03	PLASTER	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,239	100	
FCP	756	25	
FSP	216	40	
FSP	232	40	
UDG	660	55	
TOTALS	4,103		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,970	91.3781	104.17	309,385	1960	1960	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 2239 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			201,100
TOTAL MARKET OB/XF VALUE			10,173
TOTAL LAND VALUE - MARKET			111,060
TOTAL MARKET VALUE			223,448
SOH/AGL Deduction			7,430
ASSESSED VALUE			216,018
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			164,607
TOTAL JUST VALUE			322,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7653	M H	60	10/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/1332	11/11/2025	QC	U	I	11	100
GRANTOR: SIMS DANIEL E						
GRANTEE: SIMS DANIEL E JR						
1484/2127	2/09/2023	WD	U	I	11	100
GRANTOR: SIMS DANIEL E						
GRANTEE: SIMS DANIEL E 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,575	
3	0252	LEAN-TO W/	0	100	8	12	96.00	UT	2.00	100	1993	1993	3	100	192	
4	0252	LEAN-TO W/	0	100	12	22	264.00	UT	2.00	100	1993	1993	3	100	528	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	11	42	462.00	UT	2.00	100	1993	1993	3	100	924	
7	0252	LEAN-TO W/	0	100	11	42	462.00	UT	2.00	100	1993	1993	3	100	924	
8	0120	CLFENCE 4	0	100	0	0	340.00	UT	4.50	100	1993	1993	3	100	1,530	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	300	

TOTAL OB/XF									
10,173									

LAND DESCRIPTION																								
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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.34	AC		1.00	1.00	1.00	280.00	280.00	3,175							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.34	AC		1.00	1.00	1.00	9,000.00	9,000.00	102,060							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W24 S5 W49 FSP= N8 E29 S8 W29S31 E49 FSP= S8 W27 N8E27S N6 E24 N30S FCP= E14 S44W24 N14 E10 N30 \$ PTR=N10 UDG= E30 N22 W30 S22S S10S.									