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

2027

35-4S-16-03282-000

BUILDING CHARACTERISTICS

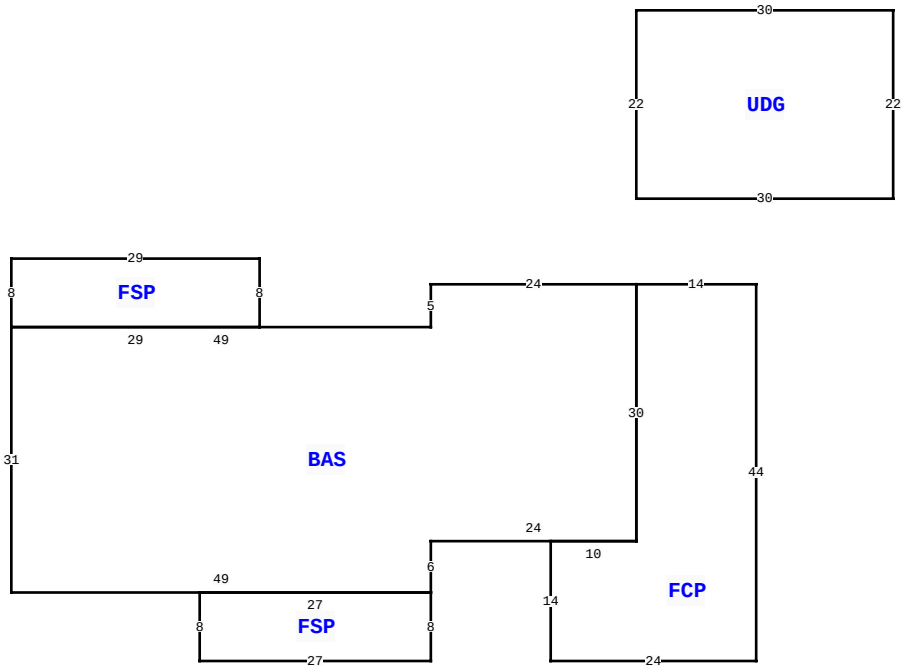
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,239	100		2,239	146,292
FCP	756	25		189	12,349
FSP	216	40		86	5,619
FSP	232	40		93	6,076
UDG	660	55		363	23,718
TOTALS	4,103			2,970	194,054

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	100.52	298,544	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2239 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

1060 SW KING ST, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	194,054
TOTAL MARKET OB/XF VALUE	10,173
TOTAL LAND VALUE - MARKET	111,060
TOTAL MARKET VALUE	216,402
SOH/AGL Deduction	0
ASSESSED VALUE	216,402
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	164,991
TOTAL JUST VALUE	315,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,801

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S5 W49 FSP= N8 E29 S8 W29$S31 E49 FSP= S8 W27 N8E27$ N6 E24 N30$ FCP= E14 S44W24 N14 E10 N30 $ PTR=N10 UDG= E30 N22 W30 S22$ S10$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,575	
3	0252	LEAN-TO W/	0	100	8	12	96.00	UT	2.00	2.00	100	1993	1993	3	100	192	
4	0252	LEAN-TO W/	0	100	12	22	264.00	UT	2.00	2.00	100	1993	1993	3	100	528	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	11	42	462.00	UT	2.00	2.00	100	1993	1993	3	100	924	
7	0252	LEAN-TO W/	0	100	11	42	462.00	UT	2.00	2.00	100	1993	1993	3	100	924	
8	0120	CLFENCE 4	0	100	0	0	340.00	UT	4.50	4.50	100	1993	1993	3	100	1,530	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,173

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	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							

REVIEW DATE 01/23/2026 BY KS Total Acres: 12.34 Total Land Value: 12,175 Market: 102,060 Agricultural: 3,175 Common: 9,000 PRINTED 11/17/2026 BY SYS