N DIV: PART LOT 1 FUTCH'S S/D
(BEING PART OF BLOCK E) & N1/2
OF THAT PORTION OF AN UNNAMED

THE GREATER LAKE CITY COMMUNITY DEVELOPMENT CORP I
363 NW BASCOM NORRIS DR
LAKE CITY, FL 32055

2025

00-00-00-11711-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

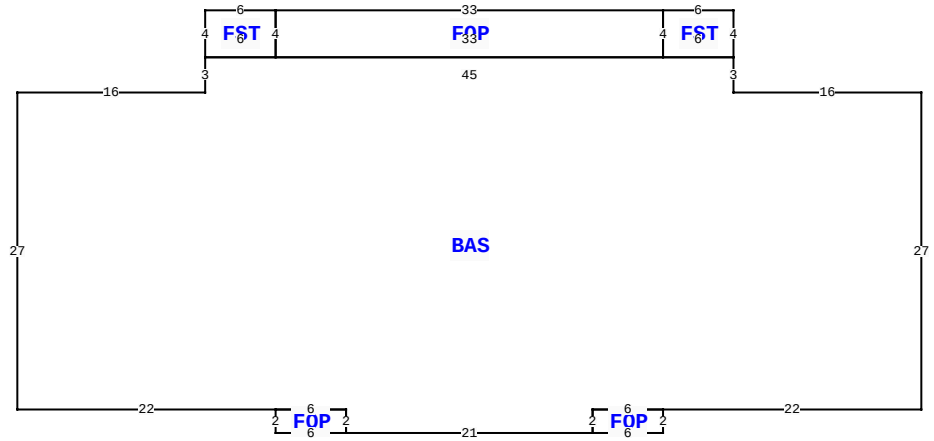
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100		2,256	216,143
FOP	12	30		4	383
FOP	12	30		4	383
FOP	132	30		40	3,832
FST	24	55		13	1,245
FST	24	55		13	1,245
TOTALS	2,460			2,330	223,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,330	117.4160	99.80	232,534	2020	2020	0	0	0	4.00	96.00

1 DUPLEX 0% - 2021 Heated Area: 2256 HX Base Yr



637 NE PATTERSON AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		223,233
TOTAL MARKET OB/XF VALUE		2,912
TOTAL LAND VALUE - MARKET		9,444
TOTAL MARKET VALUE		235,589
SOH/AGL Deduction		3,196
ASSESSED VALUE		232,393
TOTAL EXEMPTION VALUE	10	232,393
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		235,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0455	MULTIFAM	2,786	08/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/0520	6/29/2011	FJ	U	V	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: THE GREATER LAKE CI						
1210/0035	2/17/2011	QC	U	V	11	100
GRANTOR: LESTER MCKELLUM						
GRANTEE: THE GREATER LAKE CI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-51,-10] S27 E22 E6 S2 E21 N2 E6 E22 N27 W16 N3 W45 S3 W16 $FOP=[ORIG=-29,-17] E33 S4 W33 N4 $FST=[ORIG=-35,-17] E6 S4 W6 N4 $FST=[ORIG=4,-17] E6 S4 W6 N4 $FOP=[ORIG=-29,19] E6 N2 W6 S2 $FOP=[ORIG=-2,17] E6 S2 W6 N2 $.

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	0166	CONC,PAVMT	0	0	0	0	1,456.00	UT	2.00	2.00	100	2021	2020		100	2,912	

LAND DESCRIPTION

TOTAL OB/XF 2,912

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	0800	C	MULTI-FAM	0		*RSF-	205.00	108.00	11,111.00	SF		1.00	1.00	1.70	0.50	0.85	9,444							

REVIEW DATE 12/20/2016 BY HC Total Acres: 0.26 Total Land Value: 9,444 Market: 0 Agricultural: 0 Common: 9,444 PRINTED 08/26/2025 BY SYS