

N DIV: N 50 FT OF LOT 18 BLK E F
COMM INTERS E LINE SE1/4 OF SE1/
17E & N R/W LINE GSF RR, RUN NW

CHOICE CLYMERTEAN C
P 0 BOX 67
LAKE CITY, FL 32056

2025

00-00-00-11717-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
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	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	2,304	100		2,304	161,340
FGR	576	55		317	22,198
FOP	114	30		34	2,381
UDG	280	55		154	10,784
TOTALS	3,274			2,809	196,703

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,809	113.6800	127.32	357,642	1983	1983	10	0	0	35.00	55.00	
1 SINGLE FAM 100% - 0 Heated Area: 2304 HX Base Yr													
549 NE PATTERSON AVE, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE							196,703
TOTAL MARKET OB/XF VALUE							3,600
TOTAL LAND VALUE - MARKET							16,766
TOTAL MARKET VALUE							217,069
SOH/AGL Deduction							73,536
ASSESSED VALUE							143,533
TOTAL EXEMPTION VALUE				HX	HB	WX	55,722
BASE TAXABLE VALUE							87,811
TOTAL JUST VALUE							217,069
NCON VALUE							0
INCOME VALUE							
PREVIOUS YEAR MKT VALUE							197,148