N DIV: COMM INTERS E LINE OF
SE1/4 OF SE1/4 & N R/W G S & F
RR, RUN NW ALONG RR 141.7 FT,

WILLIAMS EVA M
1452 NE WASHINGTON ST
LAKE CITY, FL 32055

2025

00-00-00-11722-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

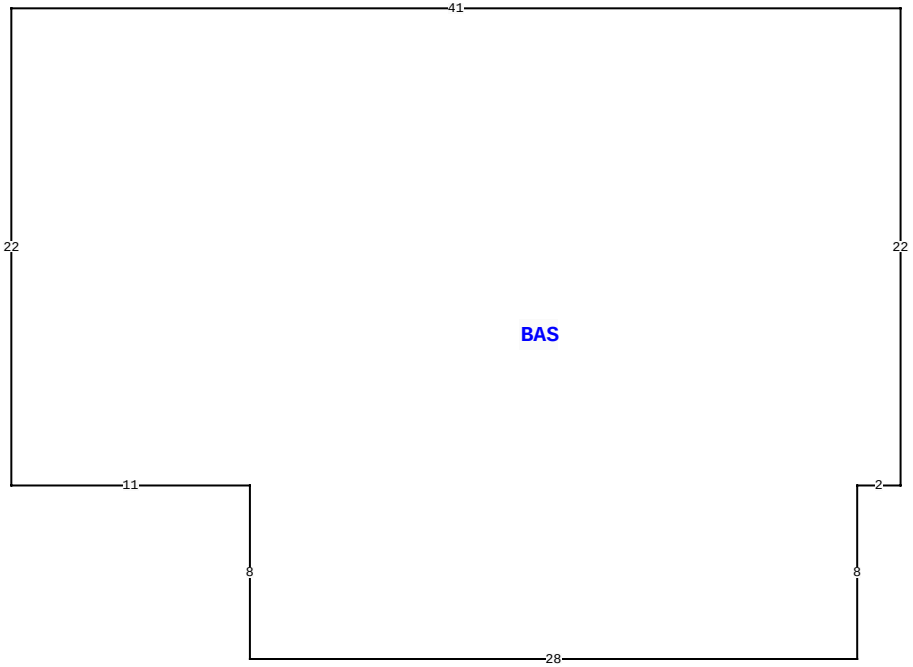
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,126	100		1,126	49,284
TOTALS	1,126			1,126	49,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,126	71.0532	79.58	89,607	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1126 HX Base Yr



521 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	49,284
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,960
TOTAL MARKET VALUE	59,244
SOH/AGL Deduction	88
ASSESSED VALUE	59,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,156
TOTAL JUST VALUE	59,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,166

XFOB:1:1: CRANBROOK (INCLUDED ON DEED)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0675/0265	1/24/1989	WD	Q	I		29,800
GRANTOR: FIRST RR COMMUNITY						
GRANTEE: WILLIAMS EVA						
0671/0032	12/20/1988	CT	U	I		25,000
GRANTOR: JOHNSON EUGENE						
GRANTEE: FIRST RAILROAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S22 E11 S8 E28 N8 E2 N22$.

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

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
1	0102	C	SFR/MH	0		*RSF-	165.00	140.00	23,100.00	SF		1.00	1.00	0.80	0.50	0.40	9,240							
2	0102	C	SFR/MH	0		*RSF-	340.00	60.00	1,800.00	SF		1.00	1.00	0.80	0.50	0.40	720							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.57 Total Land Value: 9,960 Market: 0 Agricultural: 0 Common: 9,960 PRINTED 08/27/2025 BY SYS