N DIV: LOTS 5, 6 & 7 PATTERSON H
OF BLOCK I (ALEX CHAMBERS TRACT)

YOUNG DAVID L SR/YOUNG DAVID L JR
430 NE PATTERSON AVE
LAKE CITY, FL 32055

2026

00-00-00-11856-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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

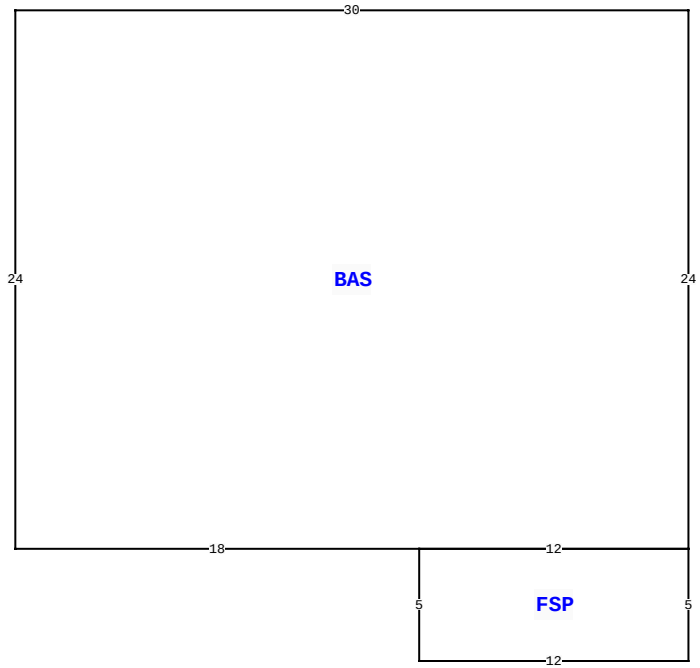
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	60,784
FSP	60	40		24	2,026
TOTALS	780			744	62,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	744	115.9640	129.88	96,631	2005	2005	10	0	0	25.00	65.00

2 SINGLE FAM 50% - 2023 Heated Area: 720 HX Base Yr 2023



430 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		62,810
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		4,252
TOTAL MARKET VALUE		67,062
SOH/AGL Deduction		5,122
ASSESSED VALUE		61,940
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		36,940
TOTAL JUST VALUE		67,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2154	ADDN SFR	75	05/26/2011
3161	SFR	0	01/31/2005
3140	DEMOLISH	0	01/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2731	9/22/2022	QC	U	I	11	100
GRANTOR: YOUNG DAVID L JR						
GRANTEE: YOUNG DAVID L SR						
1458/1387	2/03/2022	WD	U	I	30	100
GRANTOR: YOUNG DAVID LAMAR						
GRANTEE: YOUNG DAVID L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S24 E18 FSP= S5 E12 N5 W12$ E12 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	50		*RSF	-390.00	105.00	9,450.00	SF		1.00	1.00	0.90	0.50	0.45	4,252							

REVIEW DATE 10/16/2015 BY DF Total Acres: 0.22 Total Land Value: 4,252 Market: 0 Agricultural: 0 Common: 4,252 PRINTED 11/07/2025 BY SYS