W DIV: LOT 11 BLOCK 4
MCFARLANE PARK S/D. EX RD R/W.

PATTERSON STEVE E/PATTERSON THERESA W
3176 SW CUSTOM MADE CIR
LAKE CITY, FL 32024

2026

00-00-00-12534-000

BUILDING CHARACTERISTICS

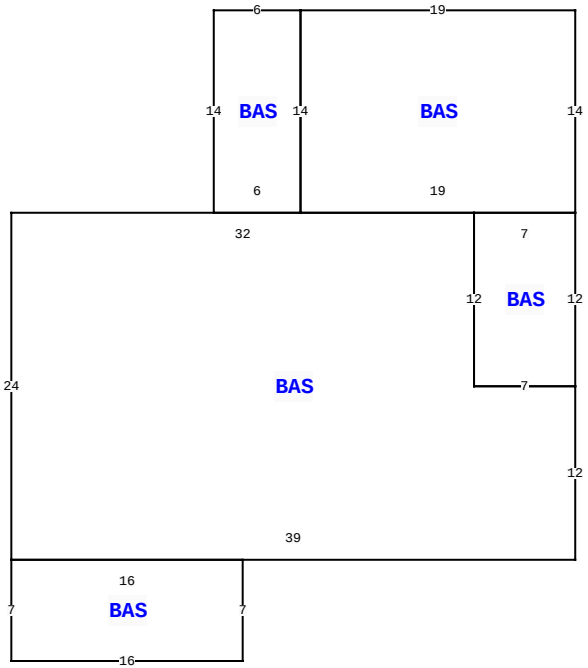
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		0 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	3,238
BAS	84	100		84	3,238
BAS	112	100		112	4,318
BAS	266	100		266	10,254
BAS	852	100		852	32,844
TOTALS	1,398			1,398	53,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,398	94.7100	70.09	97,986	1950	1995	0	0	0	45.00	55.00

1 OFFICE LOW 0% - 0 Heated Area: 1398 HX Base Yr



994 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	53,892
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	122,592
SOH/AGL Deduction	0
ASSESSED VALUE	122,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,592
TOTAL JUST VALUE	122,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
360	MAINT/ALTR	75	07/03/2012
1246	REMODEL	50	03/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1127/2176	8/07/2007	WD	Q	I		222,500
GRANTOR: LISA D & MICHELLE J V						
GRANTEE: STEVE & THERESA PAT						
1047/2770	5/13/2005	WD	Q	I		150,000
GRANTOR: BRYAN & TERESA BOYETT						
GRANTEE: LISA D & MICHELLE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N14 W19 BAS= W6 S14 E6 N14$ S14 E19$ BAS= W7 BAS= W32 S24 BAS= S7 E16 N7 W16$ E39 N12 W7 N12$ S12 E7 N12$.

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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	1700	C	1STORY OFF	0		*RSF	-250.00	110.00	5,500.00	SF		1.00	1.00	2.00	6.00	12.00	66,000							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.13 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/18/2025 BY SYS