E DIV E 40 FT LOT 19 APPELL'S
S/D BLK 232. ALSO COMM AT THE
SE COR OF SAID LOT 19, RUN W

GOOLSBY ALFRED A/GOOLSBY ANITA JONES
344 NE PATTERSON AVE
LAKE CITY, FL 32055

2026

00-00-00-13111-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

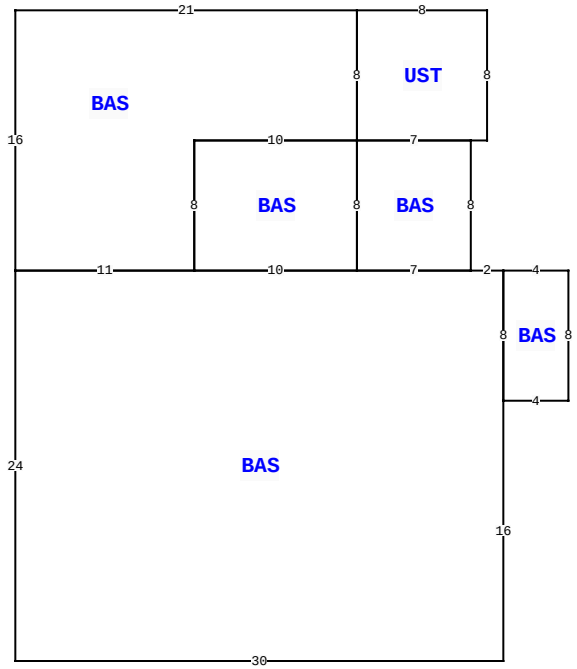
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	32	100		32	1,734
BAS	56	100		56	3,034
BAS	80	100		80	4,335
BAS	256	100		256	13,872
BAS	720	100		720	39,014
UST	64	45		29	1,571
TOTALS	1,208			1,173	63,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	87.9648	98.52	115,564	1975	1975	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2018 Heated Area: 1144 HX Base Yr 2018



344 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		63,560
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		3,130
TOTAL MARKET VALUE		67,990
SOH/AGL Deduction		22,022
ASSESSED VALUE		45,968
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,968
TOTAL JUST VALUE		67,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1515	ADDN SFR	50	01/04/2010
1244	ADDN SFR	25	05/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/1844	1/19/2017	WD	U	I	12	11,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ALFRED A & ANITA JO						
1310/2184	3/04/2016	CT	U	I	18	0
GRANTOR: CLERK OF COURT (JUANI						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 BAS= N8 UST= E1 N8 W8 S8 E7$ W7 S8 E7$ W7 BAS= N8 W10 S8 E10$ W10 BAS= N8 E10 N8 W21 S16 E11$ W11 S24 E30 N16 BAS= E4 N8 W4 S8$ N8$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0100	C	SFR	100		*RSF-3	0.00	0.00	6,260.50	SF		1.00	1.00	1.00	0.50	0.50	3,130							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.14 Total Land Value: 3,130 Market: 0 Agricultural: 0 Common: 3,130 PRINTED 10/08/2025 BY SYS