E DIV: 0.5 AC BOUNDED N BY STELL
BY N J KEENE, EX A LOT TO P B SM
EX A PARCEL DESC IN ORB 744-880

FREEMAN ROBERT
132 NE PATTERSON AVE
LAKE CITY, FL 32055

2026

00-00-00-13128-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

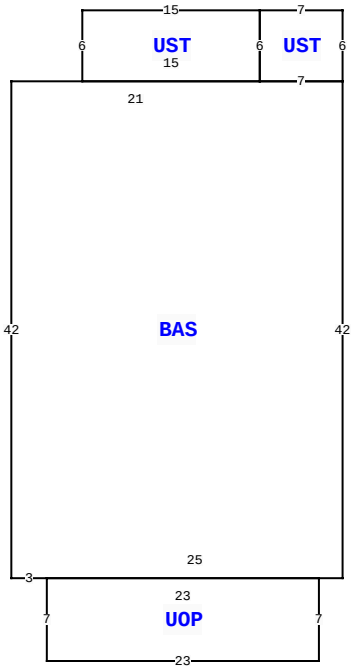
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,176	100		1,176	36,891
UOP	161	20		32	1,004
UST	42	45		19	596
UST	90	45		40	1,255
TOTALS	1,469			1,267	39,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,267	56.0160	62.74	79,492	1940	1970	0	0	15	35.00	50.00

1 SINGLE FAM 100% - 2021 Heated Area: 1176 HX Base Yr 2021



132 NE PATTERSON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		39,746
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,807
TOTAL MARKET VALUE		50,553
SOH/AGL Deduction		13,442
ASSESSED VALUE		37,111
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,111
TOTAL JUST VALUE		50,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/450	3/30/2021	QC	U	I	11	100
GRANTOR:						
GRANTEE:						
1284/2591	11/04/2014	QC	U	I	14	100
GRANTOR: SHELTON, SULLIVAN, SU						
GRANTEE: FREEMAN ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N6 W7 S6 E7$ BAS= W7 UST= N6 W15 S6 E15$ W21 S42 E3
UOP= S7 E23N7 W23$ E25 N42$.

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	0100	C	SFR	100		*CI	60.00	180.00	12,600.00	SF		1.00	1.00	0.94	0.75	0.71	8,883							
2	0100	C	SFR	100		*CI	57.00	90.00	5,130.00	SF		1.00	1.00	0.50	0.75	0.38	1,924							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.41 Total Land Value: 10,807 Market: 0 Agricultural: 0 Common: 10,807 PRINTED 10/10/2025 BY SYS