LOT 15 COVEY COURT S/D.
ORB 736-668, 816-1696, 1000-2680

ANDERSON PATTY A
139 SW PARTRIDGE CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-215

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

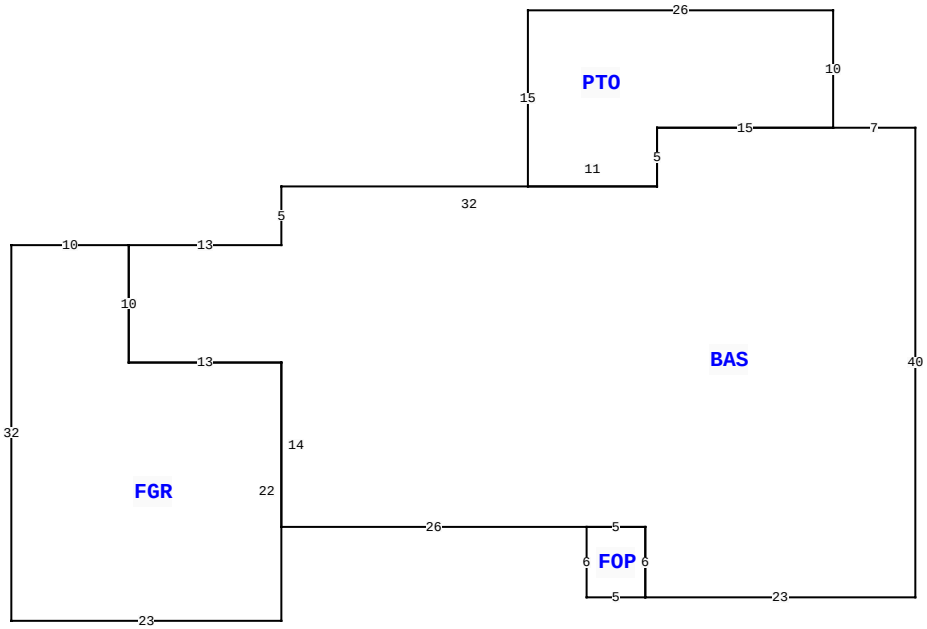
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.0500	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	194,703
FGR	606	55		333	33,352
FOP	30	30		9	901
PTO	315	5		16	1,602
TOTALS	2,895			2,302	230,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,302	113.1990	126.78	291,848	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2020 Heated Area: 1944 HX Base Yr 2020



139 SW PARTRIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		230,560
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		268,080
SOH/AGL Deduction		77,508
ASSESSED VALUE		190,572
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,850
TOTAL JUST VALUE		268,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21540	SFR	569	02/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1200/1282	8/24/2010	WD	Q	I	01	142,000
GRANTOR: GRANT R COTTEN						
GRANTEE: PATTY A ANDERSON						
1000/2680	10/31/2003	WD	Q	V		25,000
GRANTOR: STE-MARIE						
GRANTEE: COTTEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 PTO= N10 W26 S15 E11 N5 E15$ W15 S5 W32 S5 W13 FGR= W10 S32 E23 N22 W13 N10$ S10 E13 S14 E26 FOP= S6 E5 N6 W5$ E5 S6 E23 N40$.

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	0166	CONC,PAVMT	0	100	0	0	1,260.00	UT	2.00	2.00	100	2004	2004	3	100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	0140	C	SFR GOLF	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/16/2023 BY JB Total Acres: 0.67 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS