

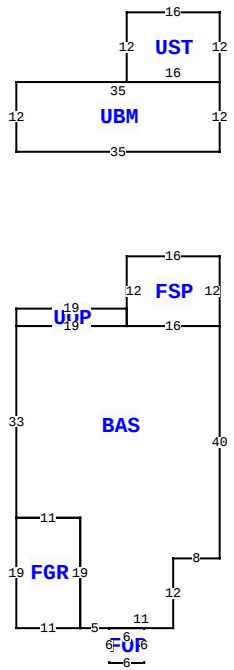
LOT 3 BLOCK D EASTSIDE VILLAGE U
EX E 10 FT OF LOT 3.

PATTERSON DOUGLAS HAYES/PATTERSON LEE F
242 SE WILLOW DR
LAKE CITY, FL 32025

2025

03-4S-17-07592-173



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall	31	VINYL SID 100	0100	01	1,899	104.3720	128.59	244,192	1990	1990	0	0	0	35.00	65.00	VALUATION BY		STANDARD													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2007														Tax Group: 2		Tax Dist:												
Roof Cover	03	COMP SHNGL 100	Heated Area: 1515														HX Base Yr 2007														
Interior Wall	05	DRYWALL 100																													
Interior Floor	14	CARPET 80																													
Interior Floor	08	SHT VINYL 20																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame	01	NONE 100																													
Stories	1.	1. 100																													
Architectural Units	05	CONV 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			3417.1100														1.10/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,515	100		1,515	126,629																										
FGR	209	55		115	9,612																										
FOP	36	30		11	919																										
FSP	192	40		77	6,436																										
UBM	420	20		84	7,021																										
UOP	57	20		11	919																										
UST	192	45		86	7,188																										
TOTALS			2,621			1,899	158,725																								
EXTRA FEATURES						242 SE WILLOW DR, LAKE CITY														BLD DATE				LGL DATE		04/21/2023		MLU			
																				XF DATE				LAND DATE							
																				INC DATE				AG DATE							
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	0166	CONC, PAVMT	0	100	9	13			1.40	100	0	0	3	100	164																
2	0166	CONC, PAVMT	0	100	0	0			0.00	100	2012	2012	3	100	400																
										</																					