COMM SE COR OF SW1/4 OF SE1/4, R
POB, RUN W 80.95 FT TO E R/W OLD
W ALONG R/W 403.02 FT, N 48 DEG

LOTZ PATRICK
2599 NW COUNTY ROAD 25
LAKE CITY, FL 32055

2026

12-3S-16-02084-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

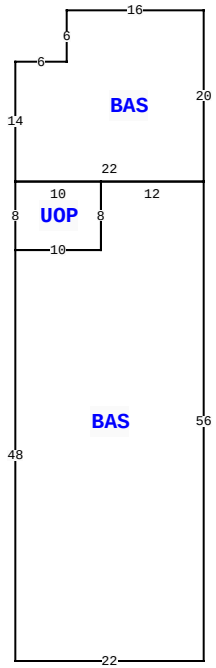
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	404	100		404	19,207
BAS	1,152	100		1,152	54,767
UOP	80	20		16	761
TOTALS	1,636			1,572	74,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,572	65.3004	73.14	114,976	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1556 HX Base Yr 2024



2599 NW COUNTY ROAD 25A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,734
TOTAL MARKET OB/XF VALUE		8,570
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		104,304
SOH/AGL Deduction		37,491
ASSESSED VALUE		66,813
TOTAL EXEMPTION VALUE	HX HB	41,813
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,304

XFOB:3:1: GOES WITH MH

BLDG:2:1: NOTE SENT 4/1/98 REG DECALS FOR MH OWNER

SALE:1:1: 2.00 AC WITH SMALL HOUSE BUILT 1955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054268	Right-of-Way Acce		10/17/2025
25035	M H	293	09/28/2006
12833	M H	125	07/30/1997
10570	M H	125	12/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/831	3/28/2024	WD	U	I	11	100
GRANTOR: LOTZ PATRICK						
GRANTEE: LOTZ PATRICK						
1511/829	3/28/2024	WD	U	I	11	100
GRANTOR: LOTZ PATRICK						
GRANTEE: LOTZ PATRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= W10 S8 E10 N8$ S8W10 S48 E22 N56$ BAS= N20 W16 S6 W6 S14 E22$.

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	0040	BARN,POLE	0	100	32	16	1.00	UT	780.00	780.00	50	0	0	3	50	390	
2	0070	CARPORT UF	0	100	8	15	120.00	UT	3.00	3.00	50	0	0	3	50	180	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,570

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		A-1	0.00	0.00	2.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	21,000							

REVIEW DATE 10/09/2023 BY ME Total Acres: 2.10 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/18/2025 BY SYS