COMM AT SE COR OF NE1/4 OF SW 1/
W R/W OF JAFUS ALLEN RD 631.38 F
695.00 FT, S 631.72 FT, W 630.03

PATTERSON DOMINIQUE MARIE/PATTERSON CHERYL A
346 SW GALLANT LN
LAKE CITY, FL 32024

2026

12-4S-15-00350-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

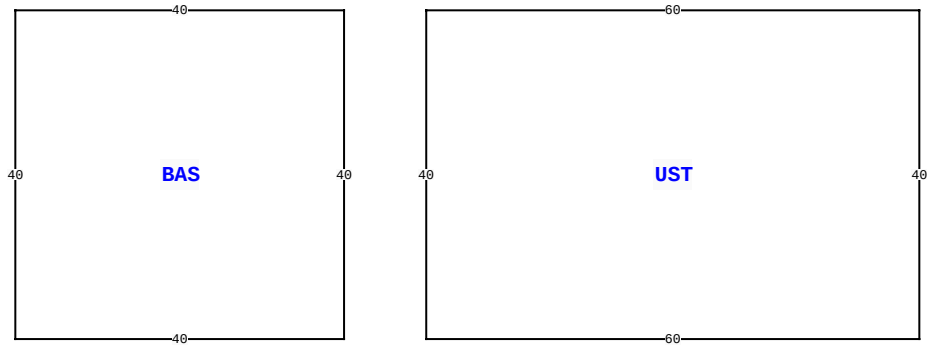
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	104,005
UST	2,400	45		1,080	70,203
TOTALS	4,000			2,680	174,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	2,680	106.5600	85.25	228,470	2006	2006	0	0	0	23.75	76.25

1 SFR/PREMTL 100% - 2022 Heated Area: 1600 HX Base Yr 2022



346 SW GALLANT LN, 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		414,651
TOTAL MARKET OB/XF VALUE		33,200
TOTAL LAND VALUE - MARKET		92,600
TOTAL MARKET VALUE		460,164
SOH/AGL Deduction		78,482
ASSESSED VALUE		381,682
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		325,960
TOTAL JUST VALUE		540,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048652	Mobile Home		11/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/713	6/18/2021	WD	Q	I	03	120,000
GRANTOR: GRAY TAMI						
GRANTEE: PATTERSON DOMINIQUE						
1383/1396	4/18/2019	WD	Q	I	01	80,000
GRANTOR: BRENDA M TAYLOR						
GRANTEE: TAMI GRAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-40,-20] S40 E40 N40 W40 $
UST=[ORIG=10,-20] S40 E60 N40 W60 $
.

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
7	0030	BARN,MT	0	100	30	40	1,200.00	UT	15.00	15.00	100	2025	2024		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 33,200

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	100		A-1	0.00	0.00	8.26	AC		1.00	1.00	1.00	280.00	280.00	2,313							
3	9910	M	MKT.VAL.AG	100					8.26	AC		1.00	1.00	1.00	10,000.00	10,000.00	82,600							

REVIEW DATE 02/02/2024 BY JB Total Acres: 9.26 Total Land Value: 12,313 Market: 82,600 Agricultural: 2,313 Common: 10,000 PRINTED 11/05/2025 BY SYS

COMM AT SE COR OF NE1/4 OF SW 1/
W R/W OF JAFUS ALLEN RD 631.38 F
695.00 FT, S 631.72 FT, W 630.03

PATTERSON DOMINIQUE MARIE/PATTERSON CHERYL A
346 SW GALLANT LN
LAKE CITY, FL 32024

2026

12-4S-15-00350-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

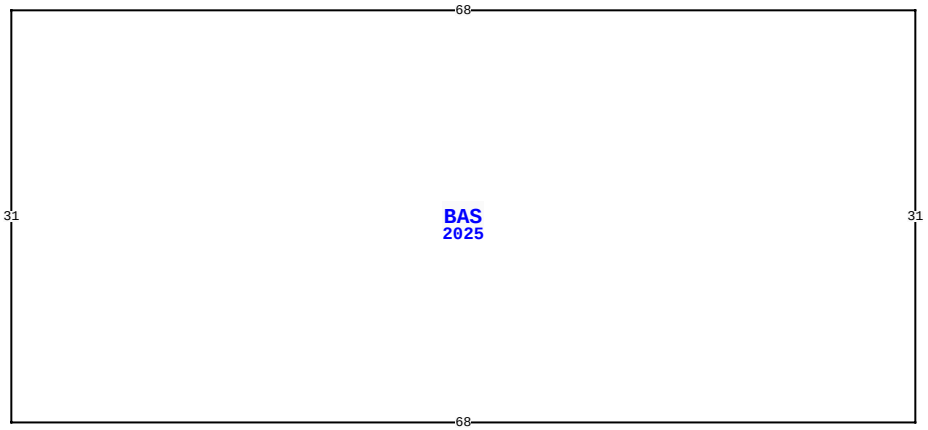
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2025	2,108	240,443
TOTALS	2,108			2,108	240,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	113.0000	116.39	245,350	2024	2024	0	0	0	2.00	98.00

2 MANUF 3 100% - 2025 Heated Area: 2108 HX Base Yr 2022



346 SW GALLANT LN, LAKE CITY

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VALUATION SUMMARY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: GRAY TAMI						
GRANTEE: PATTERSON DOMINIQUE						
1383/1396	4/18/2019	WD	Q	I	01	80,000
GRANTOR: BRENDA M TAYLOR						
GRANTEE: TAMI GRAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=14,15] E68 S31 W68 N31 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/02/2024 BY JB Total Acres: 9.26 Total Land Value: 12,313 Market: 82,600 Agricultural: 2,313 Common: 10,000 PRINTED 11/05/2025 BY SYS