LOT 44 OAKS OF LAKE CITY PHS 1.
WD 1319-1660, WD 1379-976, WD 14

PATTERSON STEVE E/PATTERSON THERESA W
3176 SW CUSTOM MADE CIR
LAKE CITY, FL 32024

**2026**

**18-5S-17-09280-144**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

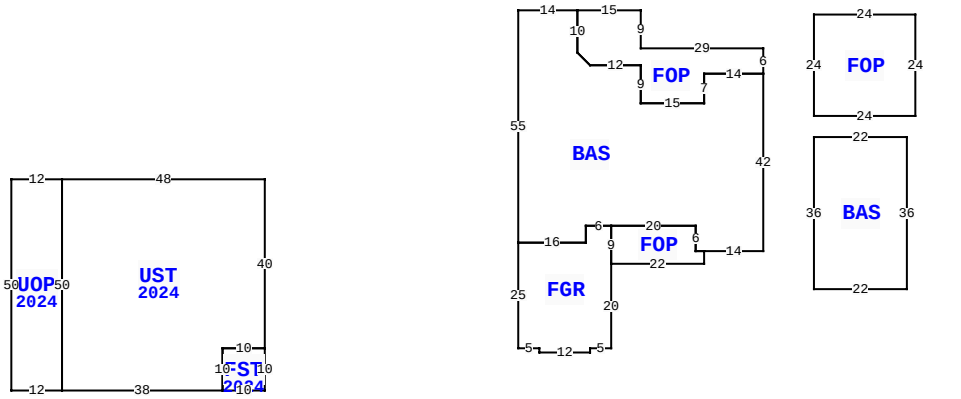
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2.5 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 18517.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 792 | 100 | | 792 | 101,761 |
| BAS | 2,388 | 100 | | 2,388 | 306,826 |
| FGR | 586 | 55 | | 322 | 41,372 |
| FOP | 186 | 30 | | 56 | 7,195 |
| FOP | 470 | 30 | | 141 | 18,116 |
| FOP | 576 | 30 | | 173 | 22,228 |
| FST | 100 | 55 | 2024 | 55 | 7,067 |
| UOP | 600 | 20 | 2024 | 120 | 15,419 |
| UST | 2,300 | 45 | 2024 | 1,035 | 132,983 |
| TOTALS | 7,998 | | | 5,082 | 652,968 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 5,082 | 119.5040 | 133.84 | 680,175 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 3180 HX Base Yr 2022




3176 SW CUSTOM MADE CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 652,968 |
| TOTAL MARKET OB/XF VALUE | | 47,649 |
| TOTAL LAND VALUE - MARKET | | 140,000 |
| TOTAL MARKET VALUE | | 840,617 |
| SOH/AGL Deduction | | 191,355 |
| ASSESSED VALUE | | 649,262 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 598,540 |
| TOTAL JUST VALUE | | 840,617 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 848,975 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052029 | Generator | 0 | 01/09/2025 |
| 000046177 | Storage Building | 127,500 | 12/29/2022 |
| 000042726 | Screen Enclosure | 12,000 | 09/13/2021 |
| 000041928 | Swimming Pool and | 65,300 | 05/17/2021 |
| 41052 | MOTHER SUITE | | 02/25/2021 |
| 41054 | SFR | | 12/22/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1416/1953 | 7/29/2020 | WD | Q | V | 01 | 66,000 |
| GRANTOR: ZACHARY M & ASHLIE T | | | | | | |
| GRANTEE: STEVE E & THERESA W | | | | | | |
| 1379/0976 | 2/21/2019 | WD | Q | V | 01 | 58,000 |
| GRANTOR: JOSEPH H & LISA M MOR | | | | | | |
| GRANTEE: ZACHARY M & ASHLIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=60,10] S55 E16 N4 E6 E20 S6 E2 E14 N42 W14 S7 W15
N9 W12 U3L3 N10 W14 $
UST=[YR=2024;ORIG=0,50] W48 S50 E38 N10 E10 N40 $
BAS=[ORIG=130,40] S36 E22 N36 W22 $
UOP=[YR=2024;ORIG=-60,50] E12 S50 W12 N50 $
FGR=[ORIG=60,65] S25 E5 S1 E12 N1 E5 N20 N9 W6 S4 W16 $
FOP=[ORIG=130,11] S24 E24 N24 W24 $
FOP=[ORIG=74,10] S10 D3R3 E12 S9 E15 N7 E14 N6 W29 N9 W15 $
FOP=[ORIG=82,61] S9 E22 N3 W2 N6 W20 $
FST=[YR=2024;ORIG=-10,90] E10 S10 W10 N10 $
.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2022 | 2021 | | 100 | 1,200 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 340.00 | UT | 70.00 | 70.00 | 100 | 2022 | 2021 | | 93 | 22,134 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 0 | 0 | 1,440.00 | UT | 15.00 | 15.00 | 100 | 2022 | 2021 | | 75 | 16,200 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,705.00 | UT | 3.00 | 3.00 | 100 | 2022 | 2021 | | 100 | 8,115 | |

## LAND DESCRIPTION

TOTAL OB/XF 47,649

| 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 | | PRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 140,000.00 | 140,000.00 | 140,000 | | | | | | | |

REVIEW DATE 08/14/2023 BY JB Total Acres: 4.49 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/18/2025 BY SYS