W1/2 OF SW1/4 OF NW1/4, EX 6 AC
SE1/4 OF SW1/4 OF NW1/4, EX 1 AC
AC & EX 1.87 AC DESC IN SURVEY.

113 ESTATES, LLC/PRESTWOOD JACK PATTON JR
2436 VIOLET WAY
MIDDLEBURG, FL 32068

2025

35-3S-17-07380-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

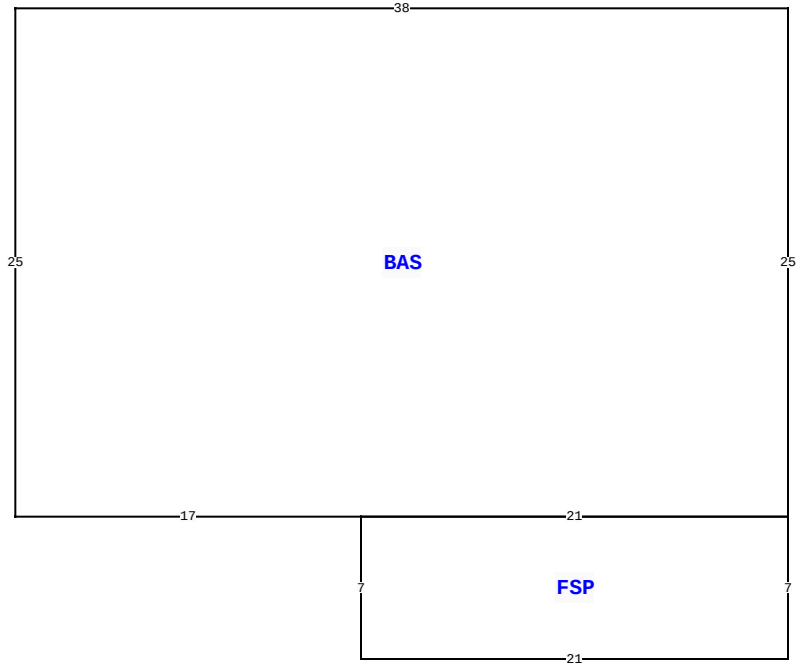
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100		950	33,567
FSP	147	40		59	2,085
TOTALS	1,097			1,009	35,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,009	48.5316	54.36	54,849	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 950 HX Base Yr



2937 E US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,652
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	151,620
TOTAL MARKET VALUE	187,272
SOH/AGL Deduction	33,760
ASSESSED VALUE	153,512
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,512
TOTAL JUST VALUE	187,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1479/2743	11/04/2022	WD	U	I	16	133,400
GRANTOR: YOUNG FRANCES L REVOC						
GRANTEE: 113 ESTATES, LLC						
1478/1863	2/26/2020	PR	U	I	19	100
GRANTOR: PRESTWOOD JACK						
GRANTEE: PRESTWOOD JACK PATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S25 E17 FSP= S7 E21 N7 W21$ E21 N25$.

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
1	0100	C	SFR	0		00	0.00	0.00	10.83	AC		1.00	1.00	0.70	20,000.00	14,000.00	151,620							

REVIEW DATE 03/16/2020 BY CP Total Acres: 10.83 Total Land Value: 151,620 Market: 0 Agricultural: 0 Common: 151,620 PRINTED 08/15/2025 BY SYS