BEG SE COR OF E1/2 OF NW1/4 LYIN WITT RD, RUN N 420 FT, W 210 FT, FT TO POB.

LEE PATRICK/LEE JEANETTE
1120 SE ORMOND WITT RD
LAKE CITY, FL 32025

2026

35-5S-17-09523-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

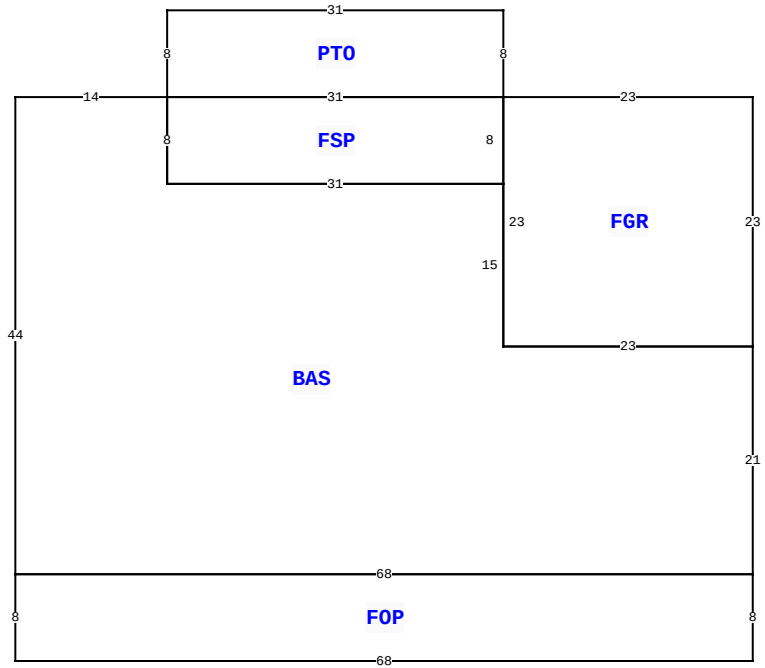
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100		2,215	251,665
FGR	529	55		291	33,063
FOP	544	30		163	18,520
FSP	248	40		99	11,248
PTO	248	5		12	1,363
TOTALS	3,784			2,780	315,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,780	125.2416	140.27	389,951	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2215 HX Base Yr 2007



1120 SE ORMOND WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		315,860
TOTAL MARKET OB/XF VALUE		11,526
TOTAL LAND VALUE - MARKET		28,420
TOTAL MARKET VALUE		355,806
SOH/AGL Deduction		114,295
ASSESSED VALUE		241,511
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,789
TOTAL JUST VALUE		355,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24042	SFR	659	01/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/0454	7/08/2003	WD	Q	V	06	100

GRANTOR: ORMOND & MARGARET WIT

GRANTEE: PATRICK & JEANETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S44 FOP= S8 E68 N8 W68$ E68 N21 FGR= N23 W23 S23 E23$ W23 N15 FSP= N8 PTO= N8 W31 S8 E31$ W31 S8 E31$ W31 N8$. .

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2005	2005	3	100	400	
2	0060	CARPORT F	0	100	45	16	720.00	UT	5.00	5.00	100	2005	2005	3	100	3,600	
3	0294	SHED WOOD/	0	100	12	24	288.00	UT	9.00	9.00	100	2006	2006	3	100	2,592	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	9.00	9.00	100	2006	2006	3	100	1,296	
5	0166	CONC,PAVMT	0	100	23	25	575.00	UT	2.50	2.50	100	2006	2006	3	100	1,438	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,526

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	2.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,420							

REVIEW DATE 09/21/2017 BY DF Total Acres: 2.03 Total Land Value: 28,420 Market: 0 Agricultural: 0 Common: 28,420 PRINTED 11/19/2025 BY SYS