N DIV: N 50 FT OF LOT 18 BLK E F
COMM INTERS E LINE SE1/4 OF SE1/ 17E & N R/W LINE GSF RR, RUN NW

CHOICE CLYMERTEAN C
P O BOX 67
LAKE CITY, FL 32056

2027

00-00-00-11717-000

BUILDING CHARACTERISTICS

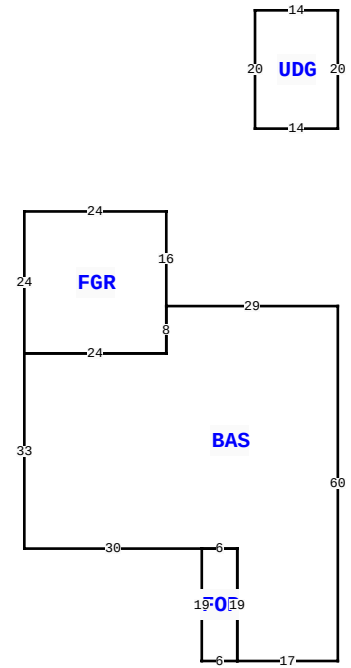
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100		2,304	158,463
FGR	576	55		317	21,803
FOP	114	30		34	2,339
UDG	280	55		154	10,592
TOTALS	3,274			2,809	193,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,809	113.6800	125.05	351,265	1983	1983	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 2304 HX Base Yr



549 NE PATTERSON AVE, LAKE CITY

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

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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		193,196
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		16,766
TOTAL MARKET VALUE		213,562
SOH/AGL Deduction		61,732
ASSESSED VALUE		151,830
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		95,419
TOTAL JUST VALUE		213,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1748	4/05/2024	LE	U	I	14	100
GRANTOR: CHOICE CLYMERTEAN C						
GRANTEE: CHOICE CLYMERTEAN C						
1512/1740	4/05/2024	QC	U	I	11	100
GRANTOR: CHOICE CLYMERTEAN CUR						
GRANTEE: CHOICE CLYMERTEAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FGR= N16 W24 S24 E24 N8$ S8 W24 S33 E30 FOP= S19 E6 N19 W6$ E6 S19 E17 N60$ PTR= N30 UDG= N20 W14 S20 E14$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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		*RSF-3	0.00	0.00	40,635.00	SF		1.00	1.00	0.45	0.50	0.23	9,143							
2	0000	C	VAC RES	100		*RSF-3	0.00	0.00	9,453.00	SF		1.00	1.00	1.00	0.50	0.50	4,726							
3	0000	C	VAC RES	100		*RSF-3	0.00	0.00	5,793.48	SF		1.00	1.00	1.00	0.50	0.50	2,897							

REVIEW DATE 10/27/2015 BY DF Total Acres: 1.28 Total Land Value: 16,766 Market: 0 Agricultural: 0 Common: 16,766 PRINTED 11/17/2026 BY SYS