E DIV: COMM NW COR, RUN S 109 FT
72 FT, S 54.5 FT, W 72 FT, N 54
BLOCK 231.

JOHNSON ELIZABETH ESTATE
331 NE PATTERSON AVE
LAKE CITY, FL 32055

2026

00-00-00-13098-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

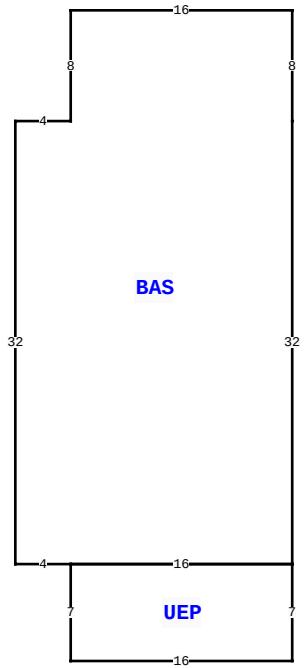
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	33,695
UEP	112	60		67	2,940
TOTALS	880			835	36,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	835	69.9759	79.77	66,608	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr



331 NE PATTERSON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	36,634
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,943
TOTAL MARKET VALUE	39,577
SOH/AGL Deduction	190
ASSESSED VALUE	39,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,387
TOTAL JUST VALUE	39,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W16 S8 W4 S32 E4 UEP= S7 E16 N7 W16$ E16 N32 $.

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		*RSF	-354.00	72.00	3,924.00	SF		1.00	1.00	1.00	0.75	0.75	2,943							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.09 Total Land Value: 2,943 Market: 0 Agricultural: 0 Common: 2,943 PRINTED 05/12/2026 BY SYS