E DIV: COMM NE COR OF NE1/4 OF N
286.5 FT TO E R/W PATTERSON ST,
POB, RUN E 84.5 FT, S 54.5 FT, W

JOHNSON CURTIS/FREEMAN ANDREW
313 NE PATTERSON ST
LAKE CITY, FL 32055

2027

00-00-00-13101-000

BUILDING CHARACTERISTICS

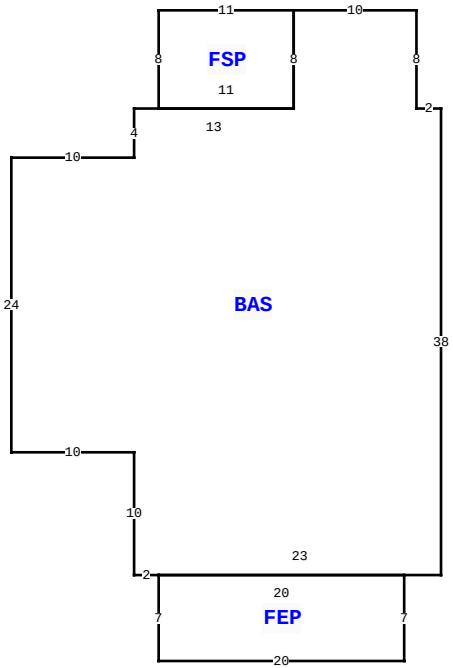
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,270	100		1,270	43,496
FEP	140	80		112	3,836
FSP	88	40		35	1,198
TOTALS	1,498			1,417	48,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	56.6100	62.27	88,237	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1270 HX Base Yr



313 NE PATTERSON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	48,530
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	2,864
TOTAL MARKET VALUE	52,194
SOH/AGL Deduction	1,685
ASSESSED VALUE	50,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,509
TOTAL JUST VALUE	52,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,075

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= W2 N8 W10 FSP= W11 S8 E11 N8$ S8 W13 S4 W10 S24 E10 S10 E2 FEP= S7 E20 N7 W20$ E23 N38$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	0		*RSF	-354.00	71.00	3,819.00	SF		1.00	1.00	1.00	0.75	0.75	2,864							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.09 Total Land Value: 2,864 Market: 0 Agricultural: 0 Common: 2,864 PRINTED 11/17/2026 BY SYS