

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

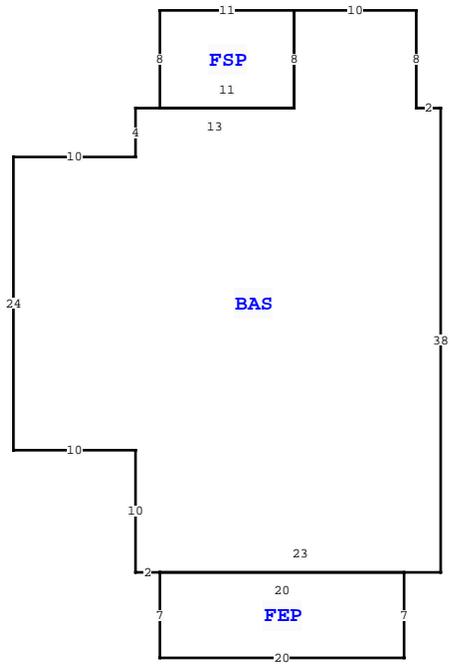
JOHNSON CURTIS/FREEMAN ANDREW
313 NE PATTERSON ST
LAKE CITY, FL 32055

2026

00-00-00-13101-000
00-00-00-13101-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,270	100	
FEP	140	80	
FSP	88	40	
TOTALS	1,498		

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	63.40	89,838	1950	1950	10	0	0	35.00	55.00		
1 SINGLE FAM 0% - 0 Heated Area: 1270 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			49,411
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			2,864
TOTAL MARKET VALUE			53,075
SOH/AGL Deduction			7,158
ASSESSED VALUE			45,917
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			45,917
TOTAL JUST VALUE			53,075
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			52,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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

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\$.	

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
1	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							