E DIV: BEG AT NE COR OF SEC,
RUN W 201 FT TO POB. S 54.5 FT
W 84 FT TO E LINE OF PATTERSON

DANDY LAKESHA R
349 NE PATTERSON AVE
LAKE CITY, FL 32055

2027

00-00-00-13105-000

BUILDING CHARACTERISTICS

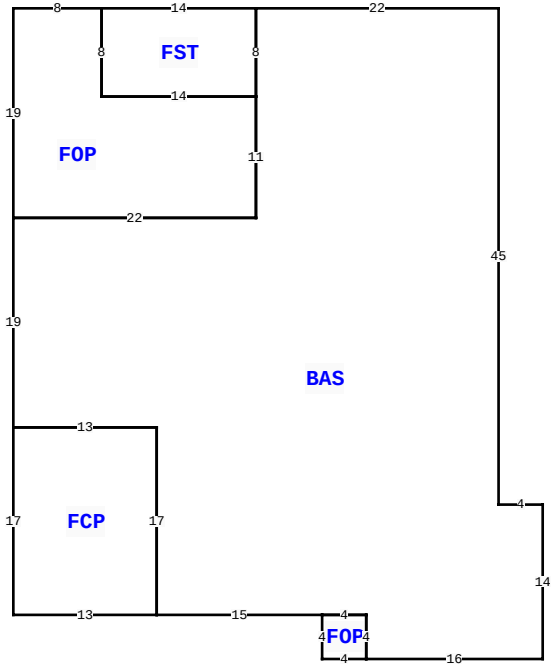
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100		1,885	103,716
FCP	221	25		55	3,026
FOP	16	30		5	275
FOP	306	30		92	5,062
FST	112	55		62	3,411
TOTALS	2,540			2,099	115,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	90.9440	100.04	209,984	1955	1973	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2017 Heated Area: 1885 HX Base Yr 2017



349 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		115,491
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		3,434
TOTAL MARKET VALUE		118,925
SOH/AGL Deduction		40,269
ASSESSED VALUE		78,656
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,245
TOTAL JUST VALUE		118,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/1159	8/23/2013	PB	U	I	18	0

GRANTOR: DORETHA B DANDY ESTAT

GRANTEE: LAKESHA R DANDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FST= W14 S8 E14 N8$S8 FOP= W14 N8 W8 S19 E22 N11$ S11 W22 S19 FCP= S17 E13 N17 W13$ E13 S17 E15 FOP= S4 E4 N4 W4$ E4 S4 E16 N14 W4 N45$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	4,578.00	SF		1.00	1.00	1.00	0.75	0.75	3,434							

REVIEW DATE 03/08/2012 BY DF Total Acres: 0.11 Total Land Value: 3,434 Market: 0 Agricultural: 0 Common: 3,434 PRINTED 11/17/2026 BY SYS