E DIV E 40 FT LOT 19 APPELL'S
S/D BLK 232. ALSO COMM AT THE
SE COR OF SAID LOT 19, RUN W

GOOLSBY ALFRED A/GOOLSBY ANITA JONES
344 NE PATTERSON AVE
LAKE CITY, FL 32055

2027

00-00-00-13111-000

BUILDING CHARACTERISTICS

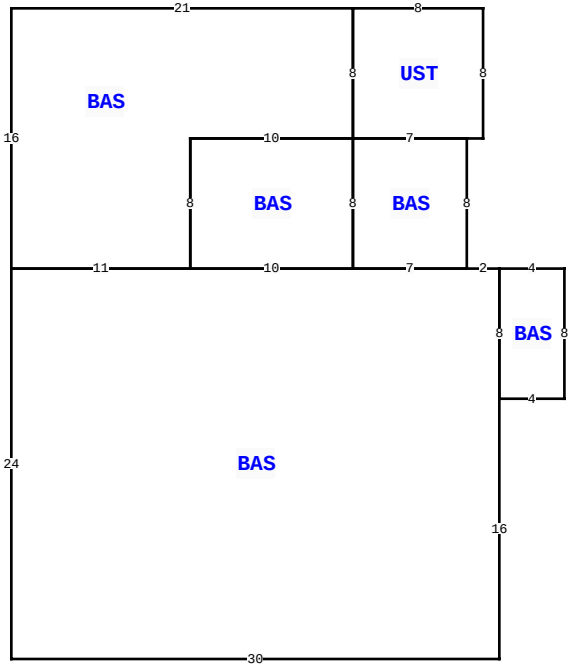
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	32	100		32	1,703
BAS	56	100		56	2,980
BAS	80	100		80	4,258
BAS	256	100		256	13,624
BAS	720	100		720	38,317
UST	64	45		29	1,543
TOTALS	1,208			1,173	62,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	87.9648	96.76	113,499	1975	1975	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2018 Heated Area: 1144 HX Base Yr 2018



344 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	62,424
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	4,695
TOTAL MARKET VALUE	68,419
SOH/AGL Deduction	21,210
ASSESSED VALUE	47,209
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	22,209
TOTAL JUST VALUE	68,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1515	ADDN SFR	50	01/04/2010
1244	ADDN SFR	25	05/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1844	1/19/2017	WD	U	I	12	11,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ALFRED A & ANITA JO						
1310/2184	3/04/2016	CT	U	I	18	0
GRANTOR: CLERK OF COURT (JUANI						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 BAS= N8 UST= E1 N8 W8 S8 E7$ W7 S8 E7$ W7 BAS= N8 W10 S8 E10$ W10 BAS= N8 E10 N8 W21 S16 E11$ W11 S24 E30 N16 BAS= E4 N8 W4 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	6,260.50	SF		1.00	1.00	1.00	0.75	0.75	4,695							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.14 Total Land Value: 4,695 Market: 0 Agricultural: 0 Common: 4,695 PRINTED 11/17/2026 BY SYS