E DIV: COMM N R/W E DUVAL ST &
W R/W PATTERSON ST, RUN N 388
FT FOR POB, RUN W 186.50 FT TO

MURRAY TIMOTHY
2744- SW MAIN BLVD
LAKE CITY, FL 32025

2027

00-00-00-13130-000

BUILDING CHARACTERISTICS

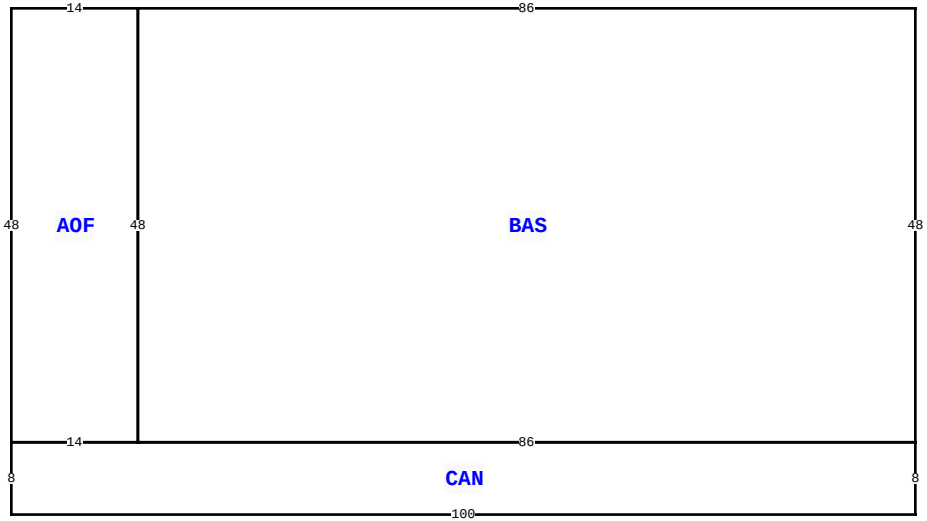
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
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
AOF	672	150		1,008	18,986
BAS	4,128	100		4,128	77,751
CAN	800	30		240	4,521
TOTALS	5,600			5,376	101,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	5,376	99.1236	37.67	202,514	1974	1983	0	0	0	50.00	50.00

2 WAREH STOR 0% - 0 Heated Area: 4800 HX Base Yr



198 NE PATTERSON AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0140	CLFENCE 6	0	0	0	0	620.00	UT	3.50	3.50	100	1993	1993	3	100	2,170	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	101,257
TOTAL MARKET OB/XF VALUE	2,570
TOTAL LAND VALUE - MARKET	39,204
TOTAL MARKET VALUE	143,031
SOH/AGL Deduction	0
ASSESSED VALUE	143,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,031
TOTAL JUST VALUE	143,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,031

BLDG:1:1: COOLER NON-REPAIR.ROOF COLLAPSING IN POR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2529	5/08/2017	WD	Q	I	01	175,000
GRANTOR: CHRIS & THERESA A KER						
GRANTEE: TIMOTHY MURRAY						
1014/0691	4/27/2004	WD	Q	I		115,000
GRANTOR: BENJAMIM OSSI LVING T						
GRANTEE: CHRIS & THERESA A K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W86 AOF= W14 S48 E14 N48$ S48 CAN= W14 S8 E100 N8 W86$ E86 N48$.

LAND DESCRIPTION

TOTAL OB/XF 2,570

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	4800	C	WAREHOUSE	0		*CI	0.00	0.00	39,204.00	SF		1.00	1.00	1.00	1.00	1.00	39,204							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.90 Total Land Value: 39,204 Market: 0 Agricultural: 0 Common: 39,204 PRINTED 11/17/2026 BY SYS