E DIV: BEG 270.10 FT N OF SE COR, RUN NW 80 DEG 186.5 FT, N 118 FT, SE 80 DEG 187.8 FT TO

JONES VALERIE TOMEKA/JONES VEARICE SAVANNAH
787 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

00-00-00-13132-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 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	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

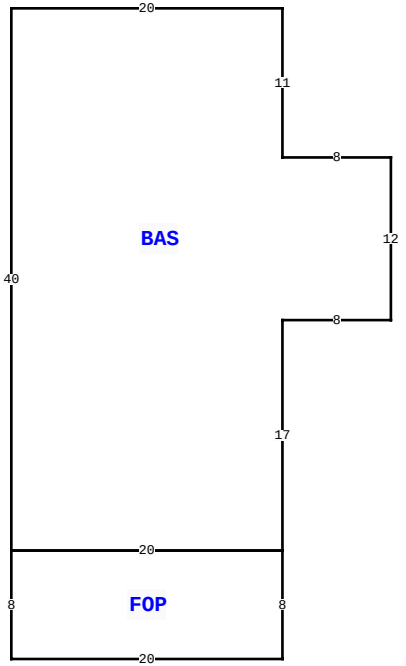
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	12,997
FOP	160	30		48	696
TOTALS	1,056			944	13,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	944	51.8076	58.02	54,771	1945	1945	0	0	40	35.00	25.00

1 SINGLE FAM 0% - 0 Heated Area: 896 HX Base Yr



164 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	13,693
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,204
TOTAL MARKET VALUE	26,897
SOH/AGL Deduction	2,478
ASSESSED VALUE	24,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,419
TOTAL JUST VALUE	26,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/1713	6/17/2013	WD	Q	I	01	13,000
GRANTOR: GRADY D & CARROLL C M						
GRANTEE: VALERIE TOMEKA & VE						
1088/2728	4/26/2006	WD	Q	I	01	5,700
GRANTOR: M SMITH III						
GRANTEE: CARROLL & GRADY MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S40 FOP= S8 E20 N8 W20$ E20 N17 E8 N12 W8 N11$.

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	0		*CI	118.00	186.00	22,007.00	SF		1.00	1.00	0.60	1.00	0.60	13,204							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.51 Total Land Value: 13,204 Market: 0 Agricultural: 0 Common: 13,204 PRINTED 06/10/2026 BY SYS