E DIV: A PARCEL OF LAND 86.55
FT N & S BY 189.50 FT E & W
IN NW COR OF BLOCK 239, EX RD

DEESE JEREMY
451 SW SHADY LN
LAKE CITY, FL 32024

2027

00-00-00-13141-000

BUILDING CHARACTERISTICS

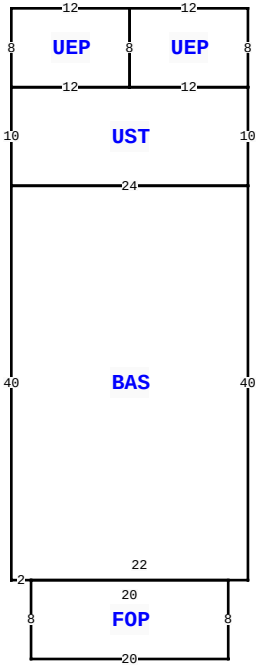
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	32317.190	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	33,552
FOP	160	30		48	1,678
UEP	96	60		58	2,027
UEP	96	60		58	2,027
UST	240	45		108	3,775
TOTALS	1,552			1,232	43,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,232	48.8835	53.77	66,245	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 960 HX Base Yr



139 NE PATTERSON AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	43,059
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	59,259
SOH/AGL Deduction	0
ASSESSED VALUE	59,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,259
TOTAL JUST VALUE	59,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0531	10/19/2020	WD	Q	I	05	145,000
GRANTOR: MAG.S LLC						
GRANTEE: JEREMY DEESE						
0949/0669	3/19/2002	WD	Q	I		15,000
GRANTOR: GUY WILLIAMS						
GRANTEE: MAG'S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N10 UEP= N8 W12 S8 E12$ W12 UEP= N8 W12S8 E12$ W12 S10 E24$ BAS= W24 S40 E2 FOP= S8 E20 N8 W20$ E22 N40$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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		*RSF	-375.00	160.00	12,800.00	SF		1.00	1.00	1.00	1.25	1.25	16,000							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.29 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/17/2026 BY SYS