

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

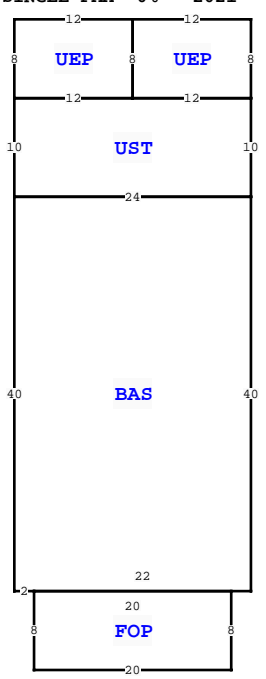
DEESE JEREMY  
 451 SW SHADY LN  
 LAKE CITY, FL 32024

**2026**

00-00-00-13141-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	54.75	67,452	1945	1945	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2021 Heated Area: 960 HX Base Yr													



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	34,164
FOP	160	30		48	1,708
UEP	96	60		58	2,064
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UST	240	45		108	3,843
TOTALS	1,552			1,232	43,844

139 NE PATTERSON AVE, LAKE CITY

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

EXTRA FEATURES																
L N	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	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	43,844		
TOTAL MARKET OB/XF VALUE	200		
TOTAL LAND VALUE - MARKET	16,000		
TOTAL MARKET VALUE	60,044		
SOH/AGL Deduction	128		
ASSESSED VALUE	59,916		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	59,916		
TOTAL JUST VALUE	60,044		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	56,204		

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\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							