

COMM SE COR OF SW1/4 OF SE1/4, R  
 POB, RUN W 80.95 FT TO E R/W OLD  
 W ALONG R/W 403.02 FT, N 48 DEG

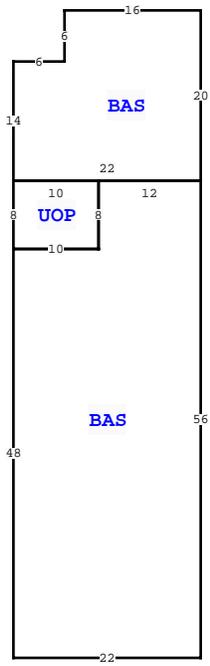
LOTZ PATRICK  
 2599 NW COUNTY ROAD 25  
 LAKE CITY, FL 32055

**2026**

12-3S-16-02084-000

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	14	CARPET	80		
Interior Floo	06	VINYL ASB	20		
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	02	02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		03	
NEIGHBORHOOD/LOC	12316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	404	100		404	19,548
BAS	1,152	100		1,152	55,741
UOP	80	20		16	774
TOTALS	1,636			1,572	76,063

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,572	65.3004	74.44	117,020	1955	1955	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 1556 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			76,063
TOTAL MARKET OB/XF VALUE			8,570
TOTAL LAND VALUE - MARKET			25,200
TOTAL MARKET VALUE			109,833
SOH/AGL Deduction			43,215
ASSESSED VALUE			66,618
TOTAL EXEMPTION VALUE	HX HB	41,618	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			109,833
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054268	Right-of-Way Acce		10/17/2025
25035	M H	293	09/28/2006
12833	M H	125	07/30/1997
10570	M H	125	12/14/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/831	3/28/2024	WD U	I	I	11	100
GRANTOR: LOTZ PATRICK						
GRANTEE: LOTZ PATRICK						
1511/829	3/28/2024	WD U	I	I	11	100
GRANTOR: LOTZ PATRICK						
GRANTEE: LOTZ PATRICK						

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	0040	BARN,POLE	0	100	32	16	1.00	UT	780.00	50	0	0	3	50	390	
2	0070	CARPORT UF	0	100	8	15	120.00	UT	3.00	50	0	0	3	50	180	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	50	1993	1993	3	50	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	600	
7	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	1,000	

TOTAL OB/XF												8,570					
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					
2599 NW COUNTY ROAD 25A , LAKE CITY												05/08/2026 MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W12 UOP= W10 S8 E10 N8\$ S8W10 S48 E22 N56\$ BAS= N20 W16 S6 W6 S14 E22\$ .											

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	100		A-1	0.00	0.00	2.10	AC		1.00	1.00	1.00	12,000.00	12,000.00	25,200							