

COMM AT SE COR OF NE1/4 OF SW 1/
W R/W OF JAFUS ALLEN RD 631.38 F
695.00 FT, S 631.72 FT, W 630.03

PATTERSON DOMINIQUE MARIE/PATTERSON CHERYL A
346 SW GALLANT LN
LAKE CITY, FL 32024

2026

12-4S-15-00350-007



ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0187	01	2,680	106.5600	85.25	228,470	2006	2006	0	0	23.75	76.25

1 SFR/PREMTL 100% - 2022 Heated Area: 1600 HX Base Yr 2022

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		407,648
TOTAL MARKET OB/XF VALUE		33,200
TOTAL LAND VALUE - MARKET		92,600
TOTAL MARKET VALUE		453,161
SOH/AGL Deduction		72,584
ASSESSED VALUE		380,577
TOTAL EXEMPTION VALUE	HX HB DX DH DHB	107,822
BASE TAXABLE VALUE		272,755
TOTAL JUST VALUE		533,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,307

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
05 05	5000 IMPROVED AG		12415.00 1.00/		
		MKT AREA 01			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	104,005
UST	2,400	45		1,080	70,203
TOTALS	4,000			2,680	174,208

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048652	Mobile Home		11/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/713	6/18/2021	WD	Q	I	03	120,000
GRANTOR: GRAY TAMI						
GRANTEE: PATTERSON DOMINIQUE						
1383/1396	4/18/2019	WD	Q	I	01	80,000
GRANTOR: BRENDA M TAYLOR						
GRANTEE: TAMI GRAY						

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
7	0030	BARN, MT	0	100	30	40	1,200.00	UT	15.00	15.00	100	2025	2024		100	18,000	

EXTRA FEATURES		346 SW GALLANT LN, LAKE CITY	

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[ORIG=-40,-20] S40 E40 N40 W40 \$						
UST=[ORIG=10,-20] S40 E60 N40 W60 \$						

LAND DESCRIPTION		TOTAL OB/XF 33,200																						
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	100		A-1	0.00	0.00	8.26	AC		1.00	1.00	1.00	280.00	280.00	2,313							
3	9910	M	MKT.VAL.AG	100					8.26	AC		1.00	1.00	1.00	10,000.00	10,000.00	82,600							

