

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

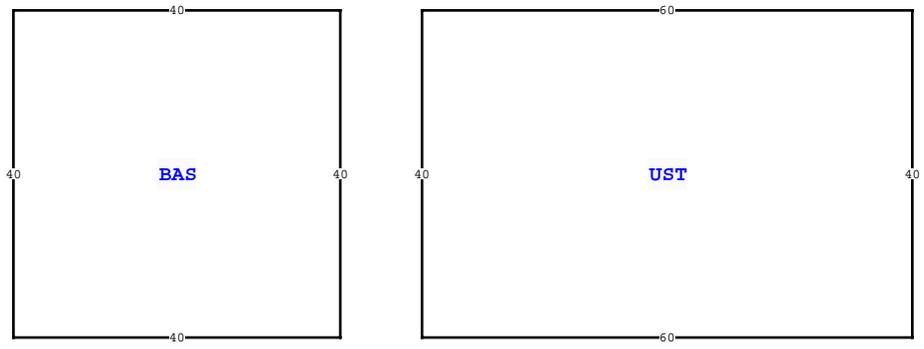
PATTERSON DOMINIQUE MARIE/PATTERSON CHERYL A
346 SW GALLANT LN
LAKE CITY, FL 32024

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/VNPLK 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

MARKET ADJUSTMENTS														
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	87.38	234,178	2006	2006	0	0	0	23.75	76.25		
1 SFR/PREMTL 100% - 2022 Heated Area: 1600 HX Base Yr 2022														



Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	12415.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,600	100
UST	2,400	45
TOTALS	4,000	2,680
		178,561

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	

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	DPHT 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										

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				423,673	
TOTAL MARKET OB/XF VALUE				33,200	
TOTAL LAND VALUE - MARKET				92,600	
TOTAL MARKET VALUE				469,186	
SOH/AGL Deduction				88,609	
ASSESSED VALUE				380,577	
TOTAL EXEMPTION VALUE				HX HB DX DH DHB 107,822	
BASE TAXABLE VALUE				272,755	
TOTAL JUST VALUE				549,473	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				543,307	

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						

BUILDING NOTES	

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

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ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL	SID	100		
Exterior Wall	00	N/A		0		
Roof Structure	03	GABLE/HIP		100		
Roof Cover	03	COMP	SHNGL	100		
Interior Wall	05	DRYWALL		100		
Interior Floor	08	SHT	VINYL	100		
Interior Floor	00	N/A		0		
Air Condition	03	CENTRAL		100		
Heating Type	04	AIR DUCTED		100		
Bedrooms				3	100	
Bathrooms				2	100	
Frame	01	NONE		100		
Stories	1.			1.	100	
Units				0	100	
Condition Adj	03			03	100	
Kitchen Adjus	01			01	100	
Quality	05			05		
DOR CODE	5000 IMPROVED AG					
MAP NUM		MKT AREA	01			
NEIGHBORHOOD/LOC	12415.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	2,108	100	2025	2,108	245,112	
TOTALS	2,108			2,108	245,112	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	3	100% - 2025		250,114	2024	2024	0	0	2.00	98.00	
				Heated Area: 2108				HX Base Yr 2022				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>												
				BLD DATE		LGL DATE						
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

L	OB/XF	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
TOTALS 0																	

LAND DESCRIPTION										TOTAL OB/XF															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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GRANTOR: BRENDA M TAYLOR						
GRANTEE: TAMI GRAY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=14,15] E68 S31 W68 N31 \$