

BEG AT NE COR OF SW1/4 OF NW 1/4  
475.98 FT, W 285.45 FT TO A PT O  
OF A 40-FOOT SERVICE RD, RUN NW

PATTERSON RICKEY LEE  
525 SW SEFNER CT  
LAKE CITY, FL 32025

**2026**

30-4S-17-08898-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,728	100	
FGR	700	55	
FOP	1,276	30	
UUS	552	50	
TOTALS	5,256		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	SINGLE FAM	0%	- 2025																				
Heated Area: 2728						HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/22/2026		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			04/22/2026																				

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	401,552			
TOTAL MARKET OB/XF VALUE	4,202			
TOTAL LAND VALUE - MARKET	49,600			
TOTAL MARKET VALUE	455,354			
SOH/AGL Deduction	0			
ASSESSED VALUE	455,354			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	455,354			
TOTAL JUST VALUE	455,354			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	441,773			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048804	Solar Power Syste	39,204	12/07/2023
22710	SFR	782	01/19/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/789	4/28/2023	WD	Q	I	01	499,000
GRANTOR: LEE JOHN J						
GRANTEE: PATTERSON RICKEY LE						
1050/845	6/21/2005	QC	U	I	11	100
GRANTOR: NORTON HOME IMPROVEME						
GRANTEE: LEE JOHN J						

EXTRA FEATURES		525 SW SEFNER CT, LAKE CITY															
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	430	
2	0166	CONC, PAVMT	0	0	33	42	1,386.00	UT	2.00	2.00	100	2005	2005	3	100	2,772	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

TOTAL OB/XF												4,202					
-------------	--	--	--	--	--	--	--	--	--	--	--	-------	--	--	--	--	--

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

**BUILDING DIMENSIONS**  
 BAS= W28 FOP= W56 S56 E56 N8 W50 N40 E15 S4 E35 N12\$ S12 W35  
 N4 W15 S40 E50 FGR= S8 E28 N25 W28 S17\$ N17 E28 N31\$ PTR= E40  
 UUS= E12 N46 W12 S46\$ W40\$.

LAND DESCRIPTION		TOTAL OB/XF 4,202																						
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			0.00	0.00	6.20	AC		1.00	1.00	1.00	8,000.00	8,000.00	49,600							