

BEG SE COR OF E1/2 OF NW1/4 LYIN
WITT RD, RUN N 420 FT, W 210 FT,
FT TO POB.

LEE PATRICK/LEE JEANETTE
1120 SE ORMOND WITT RD
LAKE CITY, FL 32025

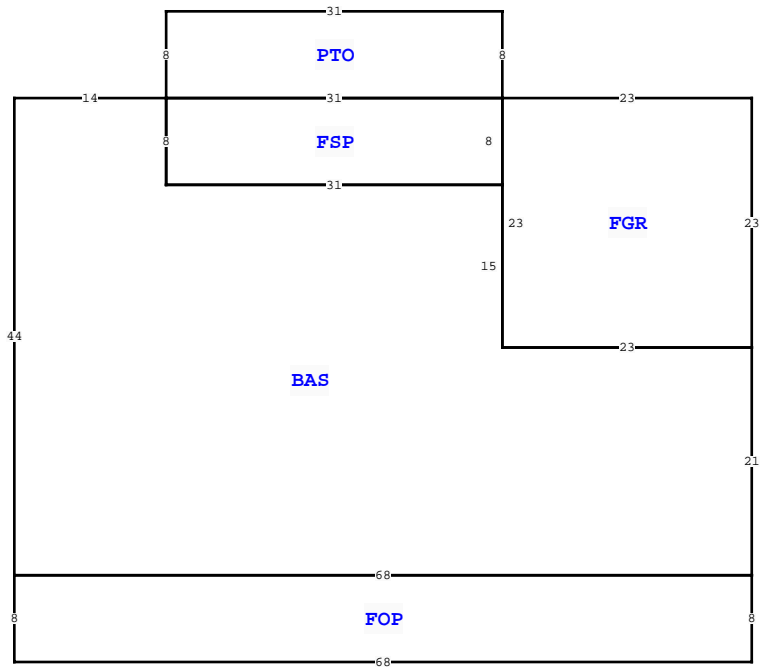
2026

35-5S-17-09523-003



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	12 HARDWOOD 90				
Interior Floo	14 CARPET 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	35517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100		2,215	251,665
FGR	529	55		291	33,063
FOP	544	30		163	18,520
FSP	248	40		99	11,248
PTO	248	5		12	1,363
TOTALS	3,784			2,780	315,860

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,780	125.2416	140.27	389,951	2006	2006	0	0	0	19.00	81.00
1 SINGLE FAM 100% - 2007 Heated Area: 2215 HX Base Yr 2007												



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VALUATION BY			VALUATION SUMMARY	
Tax Group: 3	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			315,860	
TOTAL MARKET OB/XF VALUE			11,526	
TOTAL LAND VALUE - MARKET			32,480	
TOTAL MARKET VALUE			359,866	
SOH/AGL Deduction			119,058	
ASSESSED VALUE			240,808	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			189,397	
TOTAL JUST VALUE			359,866	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			359,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24042	SFR	659	01/17/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/272	1/27/2026	LE	U	I	14	100
GRANTOR: LEE PATRICK HENRY (EN)						
GRANTEE: LEE NINA JOCELYN (R)						
0992/0454	7/08/2003	WD	Q	V	06	100
GRANTOR: ORMOND & MARGARET WIT						
GRANTEE: PATRICK & JEANETTE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	100	2005	2005	3	100	400	
2	0060	CARPORT F	0	100	45	16	720.00	UT	5.00	100	2005	2005	3	100	3,600	
3	0294	SHED WOOD/	0	100	12	24	288.00	UT	9.00	100	2006	2006	3	100	2,592	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	9.00	100	2006	2006	3	100	1,296	
5	0166	CONC, PAVMT	0	100	23	25	575.00	UT	2.50	100	2006	2006	3	100	1,438	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2006	2006	3	100	2,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	

BUILDING NOTES	
BAS= W14 S44 FOP= S8 E68 N8 W68 E68 N21 FGR= N23 W23 S23 E23 W23 N15 FSP= N8 PTO= N8 W31 S8 E31 W31 S8 E31 W31 N8 . .	

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	2.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,480								