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

2024

30-4S-17-08898-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

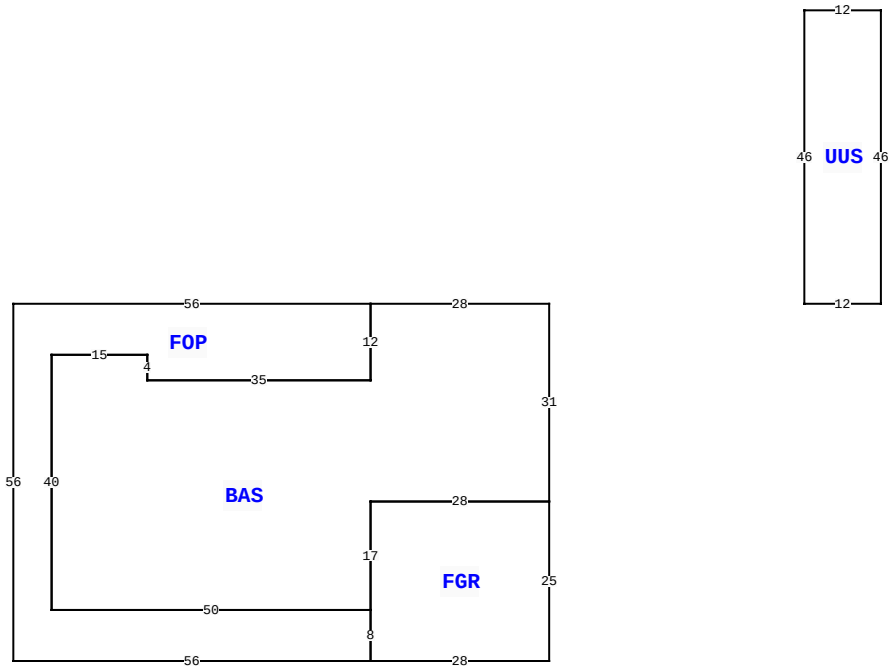
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,728	100	2,728	255,148
FGR	700	55	385	36,009
FOP	1,276	30	383	35,822
UUS	552	50	276	25,814
TOTALS	5,256		3,772	352,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,772	118.8165	114.06	430,234	2005	2005	0	0	0	18.00	82.00

2 SINGLE FAM – 100% - 2006 Heated Area: 2728 HX Base Yr 2006



525 SW SEFNER CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		352,792
TOTAL MARKET OB/XF VALUE		4,202
TOTAL LAND VALUE - MARKET		31,000
TOTAL MARKET VALUE		363,424
SOH/AGL Deduction		97,855
ASSESSED VALUE		265,569
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,569
TOTAL JUST VALUE		387,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

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$.

EXTRA FEATURES

LN	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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	430	
2	0166	CONC,PAVMT	0	100	33	42	1,386.00	UT	2.00	2.00	100	2005	2005	3	100	2,772	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,202

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0			0.00	0.00	5.20	AC		1.00	1.00	1.00	275.00	275.00	1,430							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.20	AC		1.00	1.00	1.00	5,000.00	5,000.00	26,000							

REVIEW DATE 07/10/2023 BY ME Total Acres: 6.20 Total Land Value: 6,430 Market: 26,000 Agricultural: 1,430 Common: 5,000 PRINTED 11/29/2023 BY SYS