LOT 4 COUNTRY VILLAGE S/D.
501-46, 693-337, LE 1340-887, WD

RODRIGUEZ DAVID FIGUEROA
291 SW ACE LN
LAKE CITY, FL 32025

2025

07-4S-17-08120-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

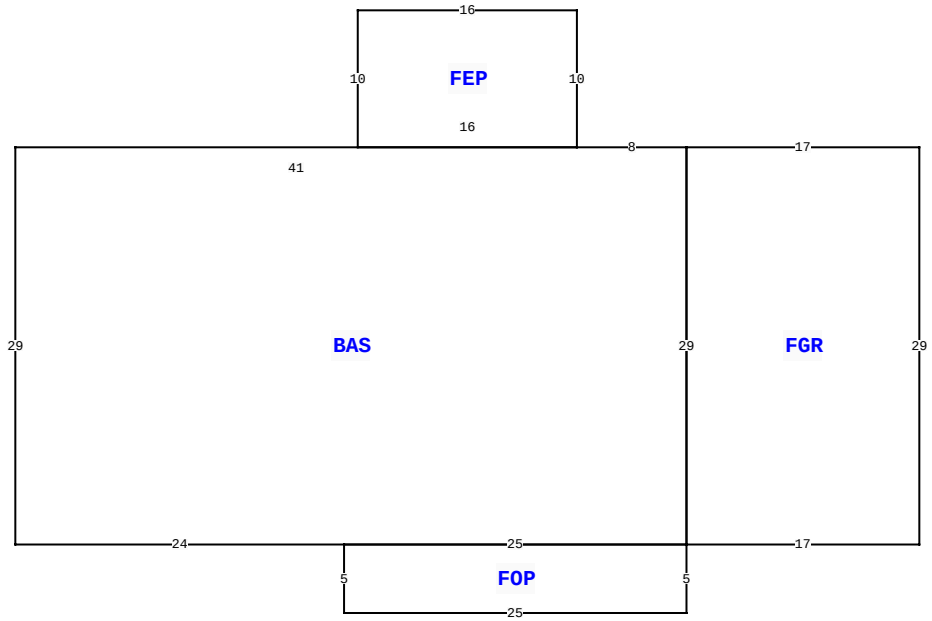
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100		1,421	118,911
FEP	160	80		128	10,711
FGR	493	55		271	22,678
FOP	125	30		38	3,180
TOTALS	2,199			1,858	155,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	114.9450	128.74	239,199	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1421 HX Base Yr



291 SW ACE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,479
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		175,979
SOH/AGL Deduction		68,278
ASSESSED VALUE		107,701
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,979
TOTAL JUST VALUE		175,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048763	Roof Replacement	17,398	12/01/2023
27649	MAINT/ALTR	35	02/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1358/2492	4/11/2018	LE	U	I	14	100
GRANTOR: DAVID RODRIGUEZ FIGUE						
GRANTEE: DAVID RODRIGUEZ TRU						
1347/0848	10/24/2017	WD	U	I	30	100
GRANTOR: DAVID RODRIGUEZ & ARL						
GRANTEE: DAVID RODRIGUEZ FIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FEP= N10 W16 S10 E16$ W 41 S29 E24 FOP= S5 E25 N5W25$ E25 FGR= E17 N29 W17 S29$ N29$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/06/2024 BY jerry Total Acres: 0.56 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/24/2025 BY SYS