

LOT 44 COUNTRY VILLAGE S/D.
ORB 781-967, DIV 981-56, 983-661

EATON PATRICIA JEAN
264 SW ACE LN
LAKE CITY, FL 32025

2026

07-4S-17-08120-044



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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
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
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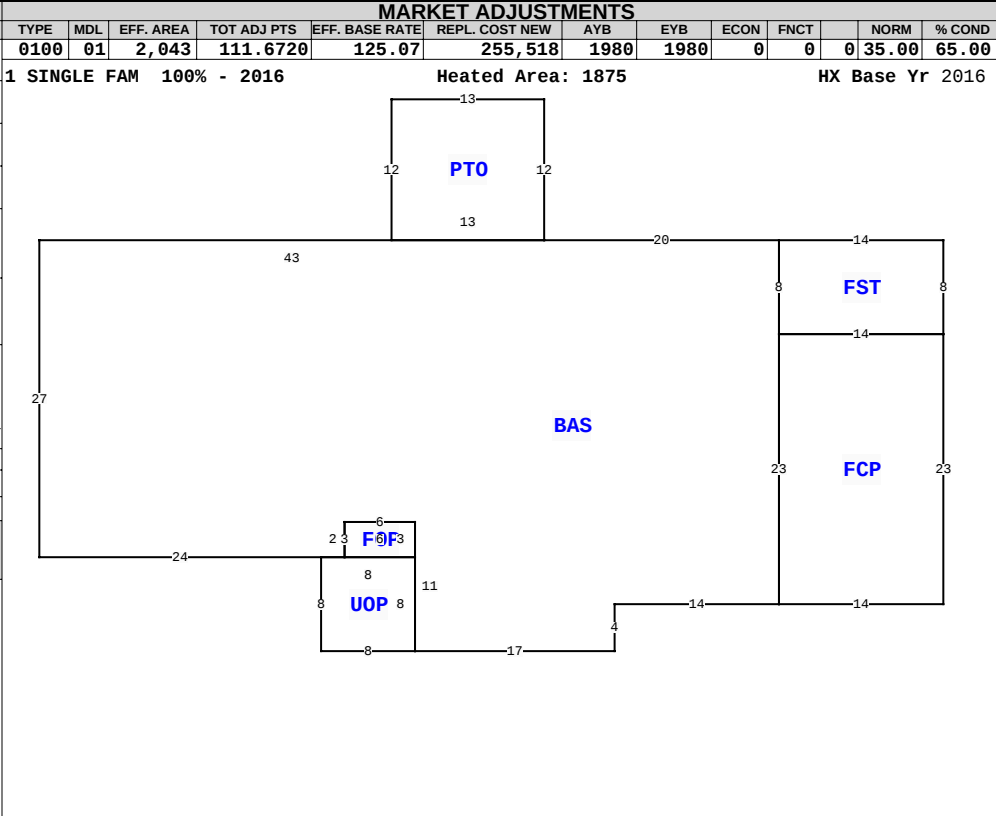
NEIGHBORHOOD/LOC	7417.0200	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100		1,875	152,429
FCP	322	25		80	6,504
FOP	18	30		5	406
FST	112	55		62	5,040
PTO	156	5		8	651
UOP	64	20		13	1,057

TOTALS	2,547			2,043	166,087
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	250.00	UT	2.00
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
4	0080	DECKING	0	100	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	100	10	12	120.00	UT	5.00
6	0264	PRCH, FSP	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00



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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,087	
TOTAL MARKET OB/XF VALUE		5,500	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		190,087	
SOH/AGL Deduction		75,466	
ASSESSED VALUE		114,621	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		58,899	
TOTAL JUST VALUE		190,087	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,087	

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1278/0039	7/18/2014	WD Q	I 01
GRANTOR: BRAIN L SLANKER & KIM		SALE PRICE	
GRANTEE: PATRICIA JEAN EATON		128,000	
1153/1935	6/25/2008	WD Q	I 03
GRANTOR: BRIAN I & KIMBERLY A		55,000	
GRANTEE: KIMBERLY A SLANKER			

BUILDING NOTES									

BUILDING DIMENSIONS
BAS= W20 PTO= N12 W13 S12 E13\$ W43 S27 E24 UOP= S8 E8 N8 W8\$
E2 FOP= E6 N3 W6 S3\$ N3 E6 S11 E17 N4 E14 FCP= E14N23 W14
S23\$ N23 FST= E14 N8 W14 S8\$ N8\$.