LOT 45 COUNTRY VILLAGE S/D.
470-736, WD 1420-1450, WD 1506-8

PARSONS VERNON M/PARSONS CLAUDIA M
236 SW ACE LN
LAKE CITY, FL 32025

2026

07-4S-17-08120-045

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

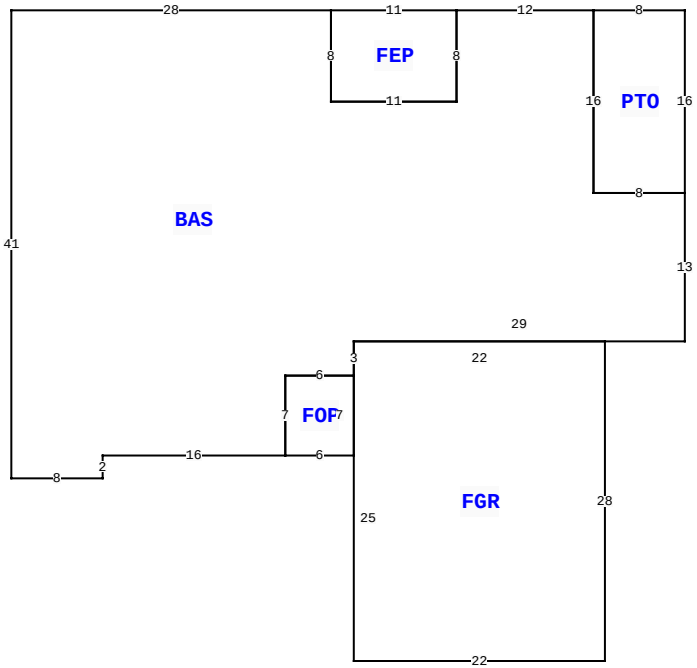
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,769	100		1,769	146,617
FEP	88	80		70	5,802
FGR	616	55		339	28,097
FOP	42	30		13	1,078
PTO	128	5		6	497
TOTALS	2,643			2,197	182,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,197	113.8500	127.51	280,139	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1769 HX Base Yr



236 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		182,090
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		203,590
SOH/AGL Deduction		79,087
ASSESSED VALUE		124,503
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,781
TOTAL JUST VALUE		203,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/800	1/11/2024	WD	U	I	11	100
GRANTOR: PARSONS VERNON M						
GRANTEE: PARSONS VERNON M						
1420/1450	9/30/2020	WD	U	I	11	100
GRANTOR: VERNON M & CLAUDIA M						
GRANTEE: VERNON M & CLAUDIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= W11 S8 E11 N8$S8 W11 N8 W28 S41 E8 N2 E16 FOP= E6 N7 W6 S7$ N7 E6 FGR= S25 E22 N28 W22 S3$ N3 E29 N13 PTO= N16 W8 S16 E8$ W8 N16$.

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	1993	1993	3	100	1,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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 03/30/2017 BY BC Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS