LOT 47 COUNTRY VILLAGE S/D.
ORB 523-542, 663-503, 764-650,

KEMMETT CHRISTOPHER PATRICK
188 SW ACE LN
LAKE CITY, FL 32025

2025

07-4S-17-08120-047

BUILDING CHARACTERISTICS

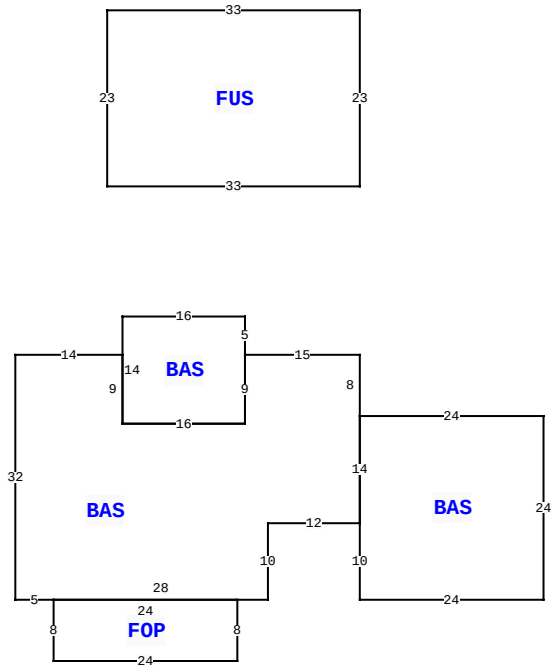
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	224	100		224	18,057
BAS	576	100		576	46,433
BAS	1,176	100		1,176	94,801
FOP	192	30		58	4,675
FUS	759	100		759	61,185
TOTALS	2,927			2,793	225,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,793	114.8364	124.02	346,388	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2735 HX Base Yr 2017



188 SW ACE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,152
TOTAL MARKET OB/XF VALUE		3,968
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		247,620
SOH/AGL Deduction		111,110
ASSESSED VALUE		136,510
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,788
TOTAL JUST VALUE		247,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1324/2350	10/31/2016	WD	Q	I	01	149,900
GRANTOR: CLAY H & MELODY L COA						
GRANTEE: CHRISTOPHER PATRICK						
1018/2312	6/15/2004	WD	Q	I		124,900
GRANTOR: GORDON						
GRANTEE: CLAY H & MELODY L C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W15 BAS= N5 W16 S14 E16 N9$ S9 W16 N9 W14 S32 E5 FOP= S8 E24 N8 W24$ E28 N10 E12 BAS= S10 E24 N24 W24 S14$N14$ PTR=N30 FUS= N23 W33 S23E33$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0252	LEAN-TO W/	0	100	12	12	144.00	UT	2.00	2.00	100	2003	2003	3	100	288	
4	0296	SHED METAL	0	100	12	12	144.00	UT	7.50	7.50	100	2003	2003	3	100	1,080	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	600	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,968

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: 0.48 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/07/2025 BY SYS