LOT 8 BLOCK 7 COUNTRY CLUB
ESTATES REPLAT S/D.
WD 1069-2707.

FERRIS JAN C
493 SW ACE LANE
LAKE CITY, FL 32025

2026

34-3S-17-07164-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

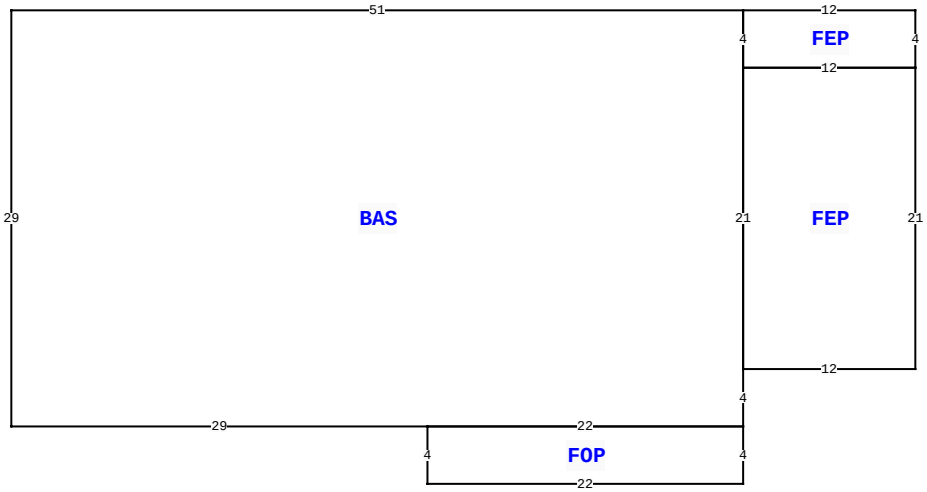
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100		1,479	116,592
FEP	48	80		38	2,996
FEP	252	80		202	15,924
FOP	88	30		26	2,049
TOTALS	1,867			1,745	137,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	108.2900	121.28	211,634	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1479 HX Base Yr



487 SE DEFENDER DR, 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	137,562
TOTAL MARKET OB/XF VALUE	2,525
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	158,587
SOH/AGL Deduction	0
ASSESSED VALUE	158,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,587
TOTAL JUST VALUE	158,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1069/2707	12/30/2005	WD	Q	I		69,000

GRANTOR: LAURIE E & CLARA H LO

GRANTEE: JAN C FERRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S29 E29 FOP= S4 E22N4 W22$ E22 N4 FEP= E12 N21 W12 S21$ N21 FEP= E12 N4 W12 S4$ N4$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	650	
4	0070	CARPORT UF	0	0	12	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,525

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	0		RSF-2	118.00	99.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/30/2017 BY BC Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS