

LOTS 1 & 2 COUNTRY VILLAGE S/D.
 LINE OF SW1/4 OF SE1/4 & W R/W S
 RUN S'LY 196.07 FT, W 211.71 FT,

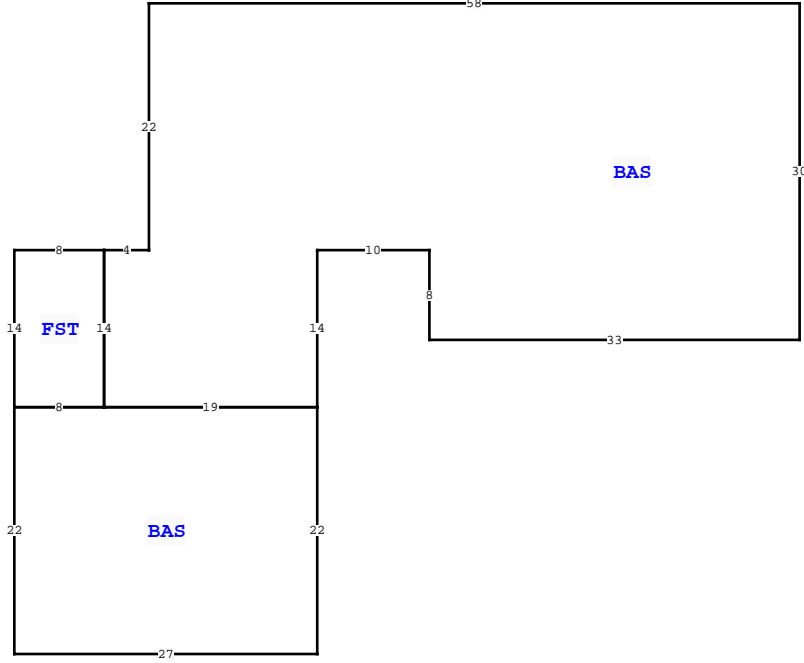
YOUNG SHELLIE D
 189 SW ACE LANE
 LAKE CITY, FL 32025

2026

07-4S-17-08120-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0101 SFRES/SFRES		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	594	100	
BAS	1,806	100	
FST	112	55	
TOTALS	2,512		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,462	141.4336	158.41	390,005	1978	1978	0	0	35.00	65.00
1 SINGLE FAM 100% - 2023 Heated Area: 2400 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			404,639
TOTAL MARKET OB/XF VALUE			30,585
TOTAL LAND VALUE - MARKET			56,470
TOTAL MARKET VALUE			491,694
SOH/AGL Deduction			19,516
ASSESSED VALUE			472,178
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			420,767
TOTAL JUST VALUE			491,694
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			492,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/955	5/28/2021	WD Q	Q	I	01	397,800
GRANTOR: FAULKNER CRYSTAL MCMA						
GRANTEE: YOUNG SHELLIE D						
1420/0538	9/25/2020	WD U	U	I	30	0
GRANTOR: LASTER C & CRYSTAL MC						
GRANTEE: CRYSTAL MCMANUS FAU						

EXTRA FEATURES		189 SW ACE LN, LAKE CITY															
L N	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	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0160	CLFENCE 10	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0160	CLFENCE 10	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
6	0280	POOL R/CON	0	100	0	0	450.00	UT	70.00	70.00	100	2015	2015	3	79	24,885	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W58 S22 W4 FST= W8 S14 E8 N14\$ S14 BAS= W8 S22 E27 N22 W19\$ E19 N14 E10 S8 E33 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	55,500							
2	0100	C	SFR	0			0.00	0.00	0.97	AC		1.00	1.00	1.00	1,000.00	1,000.00	970							

