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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

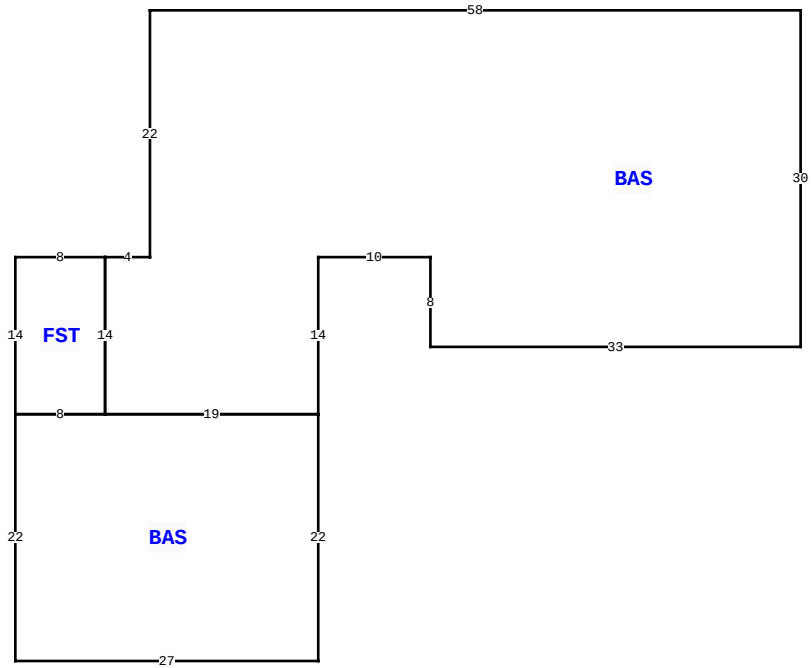
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	594	100		594	62,251
BAS	1,806	100		1,806	189,268
FST	112	55		62	6,497
TOTALS	2,512			2,462	258,016

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	161.23	396,948	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2400 HX Base Yr 2023



189 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		411,850
TOTAL MARKET OB/XF VALUE		30,585
TOTAL LAND VALUE - MARKET		56,470
TOTAL MARKET VALUE		498,905
SOH/AGL Deduction		24,029
ASSESSED VALUE		474,876
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		423,465
TOTAL JUST VALUE		498,905
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	I	01	397,800
GRANTOR: FAULKNER CRYSTAL MCMA						
GRANTEE: YOUNG SHELLIE D						
1420/0538	9/25/2020	WD	U	I	30	0
GRANTOR: LASTER C & CRYSTAL MC						
GRANTEE: CRYSTAL MCMANUS FAU						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 30,585

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	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							

REVIEW DATE 03/29/2017 BY BC Total Acres: 2.89 Total Land Value: 56,470 Market: 0 Agricultural: 0 Common: 56,470 PRINTED 05/07/2026 BY SYS

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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

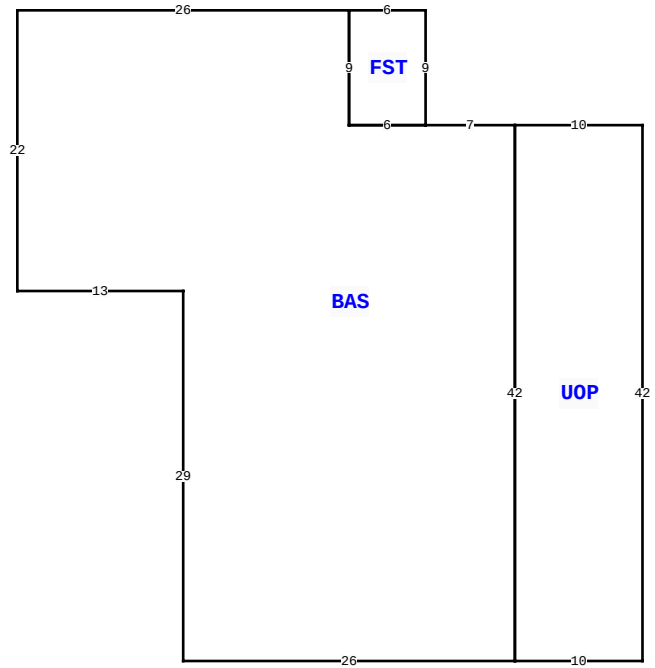
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	0101	SFRES/SFRES
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	1,495	100		1,495	142,935
FST	54	55		30	2,868
UOP	420	20		84	8,031
TOTALS	1,969			1,609	153,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,609	129.0300	147.09	236,668	1983	1983	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 2023 Heated Area: 1495 HX Base Yr 2023



189 SW ACE LN, LAKE CITY

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GRANTOR: FAULKNER CRYSTAL MCMA						
GRANTEE: YOUNG SHELLIE D						
1420/0538	9/25/2020	WD	U	I	30	0
GRANTOR: LASTER C & CRYSTAL MC						
GRANTEE: CRYSTAL MCMANUS FAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S22 E13 S29 E26 UOP= E10 N42 W10 S42$ N42 W7 FST= N9 W6 S9 E6$ W6N9$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/29/2017 BY BC Total Acres: 2.89 Total Land Value: 56,470 Market: 0 Agricultural: 0 Common: 56,470 PRINTED 05/07/2026 BY SYS