LOT 3 COUNTRY VILLAGE S/D.

656-149. WD 1074-472, WD 1445-18

HULUBESCU SIMONA OANA/BARTOS HORATIU
263 SW ACE LN
LAKE CITY, FL 32025

2027

07-4S-17-08120-003

BUILDING CHARACTERISTICS

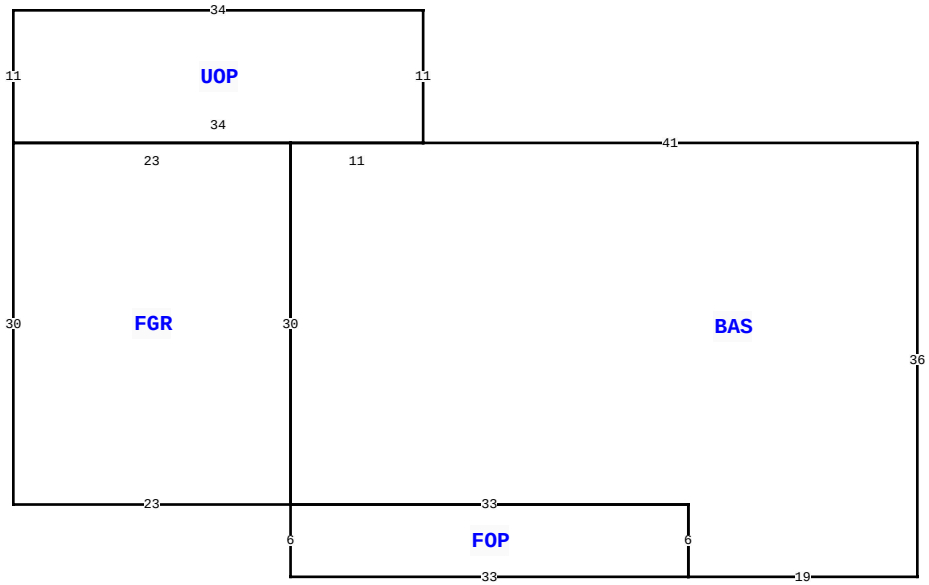
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,674	100		1,674	168,852
FGR	690	55		380	38,330
FOP	198	30		59	5,951
UOP	374	20		75	7,565
TOTALS	2,936			2,188	220,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	122.2650	134.49	294,264	1979	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1674 HX Base Yr 2022



263 SW ACE LN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	220,698
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	246,498
SOH/AGL Deduction	22,806
ASSESSED VALUE	223,692
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	172,281
TOTAL JUST VALUE	246,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25910	MAINT/ALTR	35	06/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1445/1860	8/23/2021	WD	Q	I	01	210,000
GRANTOR: BRALLIER MARY DEBORAH						
GRANTEE: HULUBESCU SIMONA OA						
1074/0472	2/10/2006	WD	Q	I		155,000
GRANTOR: MARY ELLEN MCLENDON						
GRANTEE: MARY BRALLIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UOP= N11 W34 S11 E34$ W11 FGR= W23 S30 E23 N30$ S30 FOP= S6 E33 N6 W33$ E33S6 E19 N36$.

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	22,500.00	22,500.00	22,500							

REVIEW DATE 11/24/2021 BY CP Total Acres: 0.56 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS