LOT 5 COUNTRY VILLAGE S/D EX LAN
OF LC IN ORB 473-538 BEING A 16
OF LOT 5.

MORGAN TRAVIS CHAD/MORGAN REBECCA YVONNE
317 SW ACE LN
LAKE CITY, FL 32025

2027

07-4S-17-08120-005

BUILDING CHARACTERISTICS

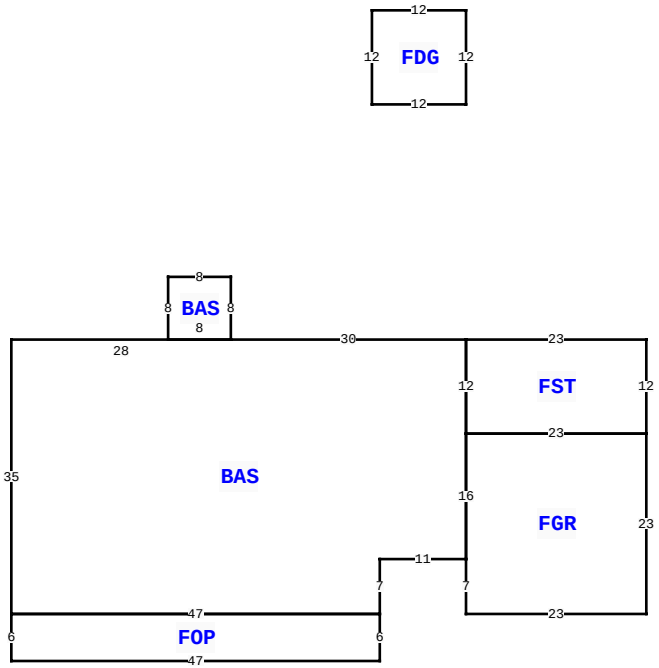
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	64	100		64	3,914
BAS	1,953	100		1,953	119,446
FDG	144	60		86	5,260
FGR	529	55		291	17,797
FOP	282	30		85	5,199
FST	276	55		152	9,296
TOTALS	3,248			2,631	160,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,631	101.0880	111.20	292,567	1984	1984	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2026 Heated Area: 2017 HX Base Yr 2026



317 SW ACE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	160,912
TOTAL MARKET OB/XF VALUE	26,336
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	209,748
SOH/AGL Deduction	93,153
ASSESSED VALUE	116,595
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	65,184
TOTAL JUST VALUE	209,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,671

SALE:1:1: LOT 5 COUNTRY VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051790	Remodel	15,500	12/12/2024
000041682	Roof Replacement	29,009	04/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1978	8/19/2024	WD	Q	I	01	220,000
GRANTOR: HAYES JOANNE LIVING T						
GRANTEE: MORGAN TRAVIS CHAD						
1521/1974	8/19/2024	WD	U	I	11	100
GRANTOR: HAYES JOANNE						
GRANTEE: HAYES JOANNE LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= N8 W8 S8 E8$ W28 S35 FOP= S6 E47 N6 W47$ E47 N7 E11 FGR= S7 E23 N23 W23 S16$ N16 FST= E23 N12 W23S12$ N12$PTR=N30 FDG= N12 W12S12 E12$ 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
3	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1988	1988	3	40	6,000	
4	0060	CARPORT F	0	100	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 26,336

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 04/15/2026 BY robin Total Acres: 0.56 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS