LOT 6 COUNTRY VILLAGE S/D.

ORB 455-357

ELLIS FRANK E/ELLIS LUCILLE V
349 SW ACE LN
LAKE CITY, FL 32055

2027

07-4S-17-08120-006

BUILDING CHARACTERISTICS

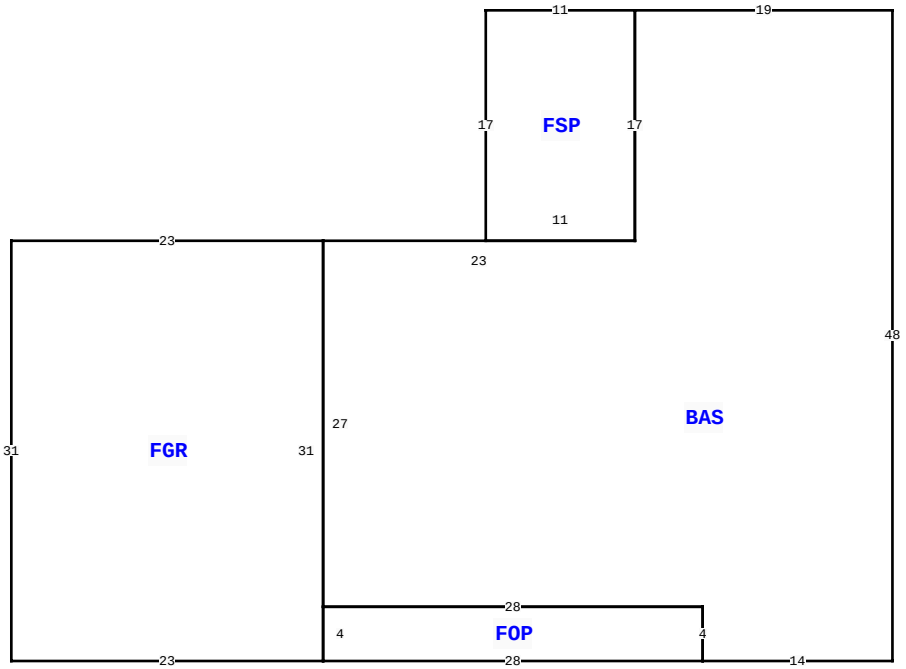
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,513	100		1,513	123,590
FGR	713	55		392	32,021
FOP	112	30		34	2,777
FSP	187	40		75	6,126
TOTALS	2,525			2,014	164,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	114.2460	125.67	253,099	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1513 HX Base Yr



349 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	1993	1993	3	100	800	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
4	0030	BARN,MT	0	100	0	0	1.00	UT	14,400.00	14,400.00	100	2026	2025		100	14,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,514
TOTAL MARKET OB/XF VALUE		16,800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		203,814
SOH/AGL Deduction		73,973
ASSESSED VALUE		129,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,430
TOTAL JUST VALUE		203,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053701	Storage Building	18,500	07/29/2025
000053641	Right-of-Way Acce		07/23/2025
37359	MAINT/ALTR	75	10/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= W11 S17 E11 N17$ S17 W23 FGR= W23 S31 E23N31$ S27 FOP= S4 E28 N4 W28$ E28 S4 E14 N48$.

LAND DESCRIPTION

TOTAL OB/XF 16,800

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 10/16/2025 BY randall Total Acres: 0.56 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS