LOT 11 COUNTRY VILLAGE S/D.

ORB 586-103, 594-239

FERRIS JAN C
493 SW ACE LANE
LAKE CITY, FL 32025

2026

07-4S-17-08120-011

BUILDING CHARACTERISTICS

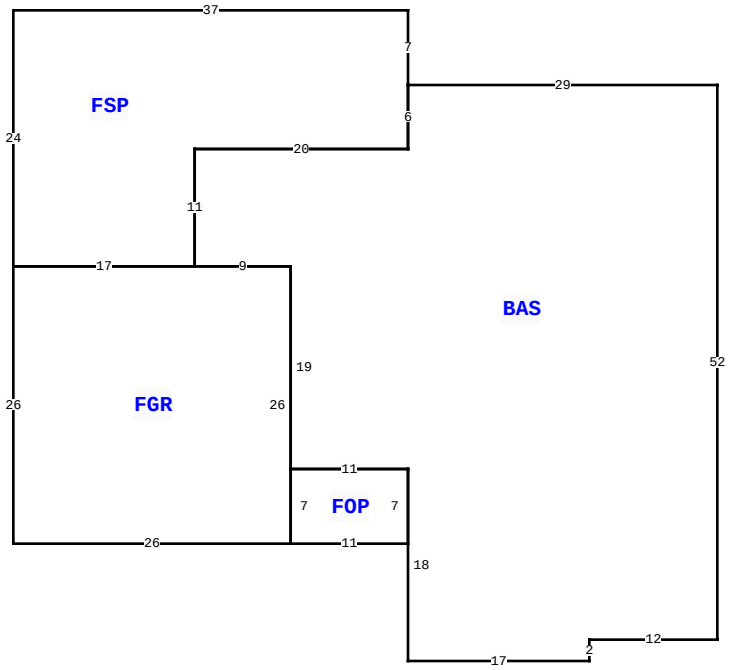
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,971	100		1,971	158,055
FGR	676	55		372	29,831
FOP	77	30		23	1,845
FSP	668	40		267	21,411
TOTALS	3,392			2,633	211,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,633	110.1520	123.37	324,833	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1971 HX Base Yr



493 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	1,100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,141
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		235,581
SOH/AGL Deduction		97,344
ASSESSED VALUE		138,237
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		81,826
TOTAL JUST VALUE		235,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0594/0239	6/01/1986	WD	Q	I		66,000
GRANTOR:						
GRANTEE:						
0586/0103	3/01/1986	QC	Q	I	01	1
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N7 W37 S24 E17N11 E20 N6$ S6 W20 S11 FGR= W17 S26 E26 N26 W9$ E9 S19 FOP= S7 E11 N7 W11$ E11 S18 E17 N2 E12 N52$.

LAND DESCRIPTION

TOTAL OB/XF 1,940

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 03/29/2017 BY DF Total Acres: 0.56 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/22/2026 BY SYS