LOT 28 COUNTRY VILLAGE S/D.
447-213, LE 1504-2386

WEATHERSPOON ROBERT L/WEATHERSPOON DEBORAH L
418 SW ACE LANE
LAKE CITY, FL 32025

**2027**

**07-4S-17-08120-028**

## BUILDING CHARACTERISTICS

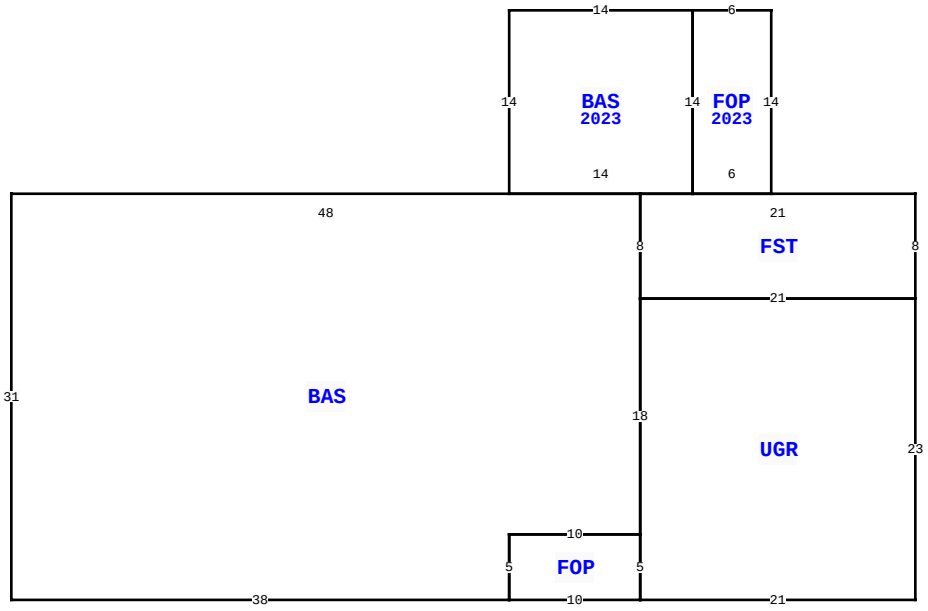
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 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 | 1,438 | 100 | | 1,438 | 113,790 |
| BAS | 196 | 100 | 2023 | 196 | 15,510 |
| FOP | 50 | 30 | | 15 | 1,187 |
| FOP | 84 | 30 | 2023 | 25 | 1,979 |
| FST | 168 | 55 | | 92 | 7,280 |
| UGR | 483 | 45 | | 217 | 17,172 |
| TOTALS | 2,419 | | | 1,983 | 156,916 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,983 | 110.6770 | 121.74 | 241,410 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1634 HX Base Yr




418 SW ACE LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| 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 | 600 | |
| 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 | 0296 | SHED METAL | 0 | 100 | 10 | 16 | 160.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 400 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 156,916 |
| TOTAL MARKET OB/XF VALUE | | 3,600 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 179,016 |
| SOH/AGL Deduction | | 64,540 |
| ASSESSED VALUE | | 114,476 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 63,065 |
| TOTAL JUST VALUE | | 179,016 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 181,878 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043148 | Additions | 20,000 | 11/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1504/2386 | 12/14/2023 | LE | U | I | 14 | 100 |
| GRANTOR: WEATHERSPOON ROBERT L | | | | | | |
| GRANTEE: WEATHERSPOON ROBERT | | | | | | |
| 0427/0150 | 3/01/1979 | 03 | Q | I | | 43,800 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S31 E38 N5 E10 N18 N8 $
UGR=[ORIG=0,26] S5 E21 N23 W21 S18 $
FST=[ORIG=0,8] E21 N8 W21 S8 $
FOP=[ORIG=-10,31] E10 N5 W10 S5 $
FOP=[YR=2023;ORIG=4,-14] E6 S14 W6 N14 $
BAS=[YR=2023;ORIG=-10,-14] E14 S14 W14 N14 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,600

| 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 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 12/28/2022 BY HC Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS