

LOT 42 COUNTRY VILLAGE S/D.
490-538, 849-1672, WD 1259-2007,

SLOAN DONALD J/SLOAN DEBRA S
145 SW DONALD CT
LAKE CITY, FL 32025-1671

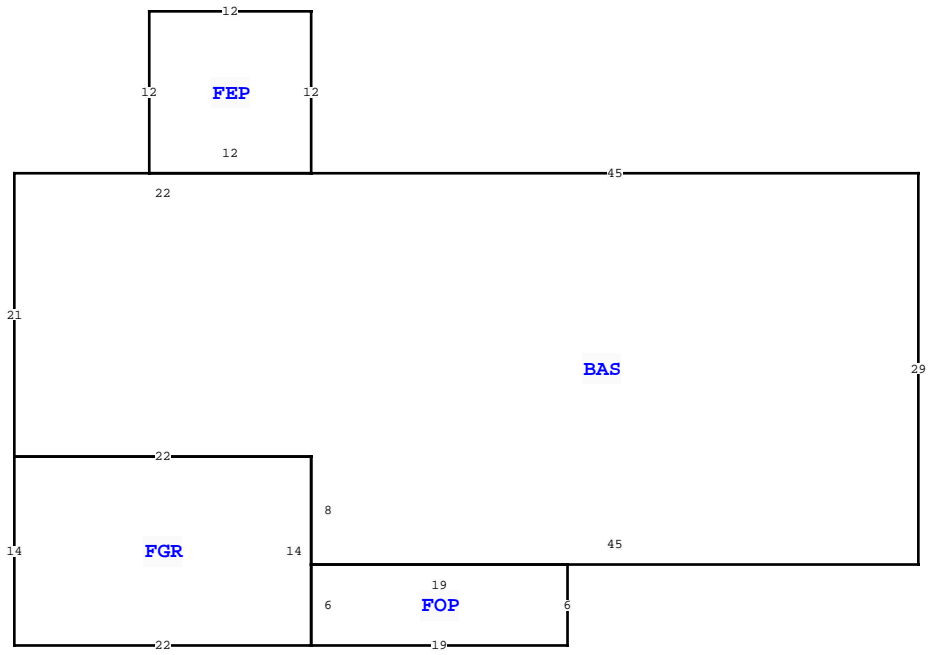
2026

07-4S-17-08120-042

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,085	113.6520	127.29	265,400	1980	1980	0	0	0	35.00	65.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		172,510	
TOTAL MARKET OB/XF VALUE		4,050	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		195,060	
SOH/AGL Deduction		0	
ASSESSED VALUE		195,060	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		195,060	
TOTAL JUST VALUE		195,060	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		195,060	



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	1,767	100		1,767	146,199
FEP	144	80		115	9,515
FGR	308	55		169	13,983
FOP	114	30		34	2,813
TOTALS	2,333			2,085	172,510

PERMIT NUM		DESCRIPTION		AMT		ISSUED	
000048364	Remodel	56,000	10/09/2023				
000042271	Roof Replacement	13,280	07/07/2021				

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/106	2/17/2026	WD U		I	30	150,000

GRANTOR: SLOAN DYANNA J						
GRANTEE: SLOAN DONALD J						
1259/2007	8/09/2013	WD U		I	38	102,000
GRANTOR: RHONDA G SOUTHERLAND						
GRANTEE: DYANNA J SLOAN						

EXTRA FEATURES																	
L N	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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	150	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,300	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/21/2023	MLU

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W45 FEP= N12 W12 S12 E12\$ W22 S21 FGR= S14 E22 N14W22\$ E22 S8 FOP= S6 E19 N6 W19\$ E45 N29\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								