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

2027

07-4S-17-08120-042

BUILDING CHARACTERISTICS

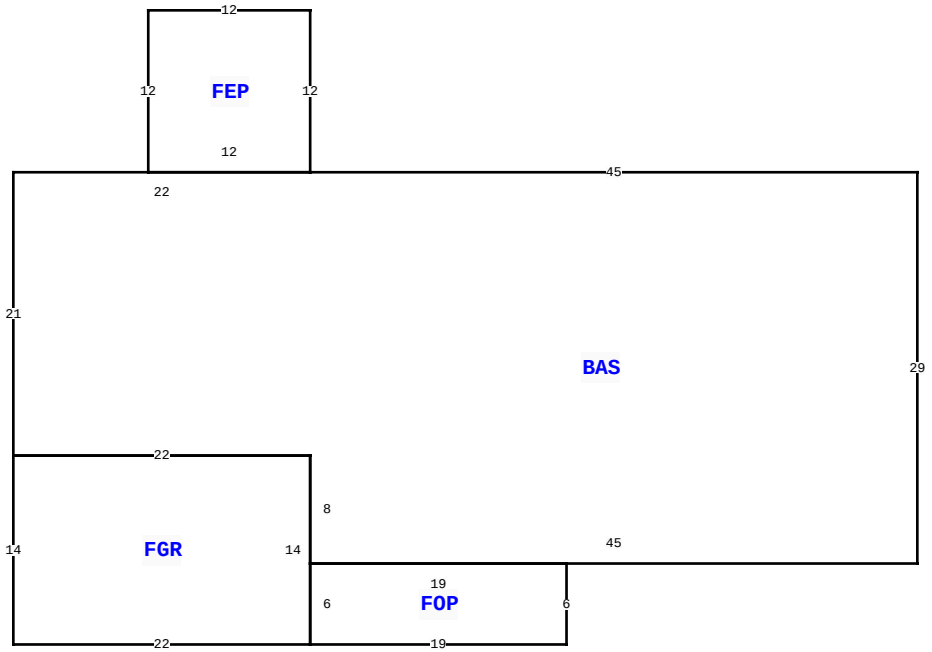
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	143,592
FEP	144	80		115	9,345
FGR	308	55		169	13,733
FOP	114	30		34	2,763
TOTALS	2,333			2,085	169,434

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	125.02	260,667	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1767 HX Base Yr



145 SW DONALD CT, 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	169,434
TOTAL MARKET OB/XF VALUE	4,050
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	191,984
SOH/AGL Deduction	0
ASSESSED VALUE	191,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,984
TOTAL JUST VALUE	191,984
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,060

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
1575/990	8/18/2026	LE	U	I	14	100
GRANTOR: SLOAN DONALD J						
GRANTEE: SLOAN DONALD J (ENH						
1561/106	2/17/2026	WD	U	I	30	150,000
GRANTOR: SLOAN DYANNA J						
GRANTEE: SLOAN DONALD J						

BUILDING NOTES

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 4,050

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	0		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 05/29/2026 BY TP Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS