LOT 44 COUNTRY VILLAGE S/D.

ORB 781-967, DIV 981-56, 983-661

EATON PATRICIA JEAN
264 SW ACE LN
LAKE CITY, FL 32025

2027

07-4S-17-08120-044

BUILDING CHARACTERISTICS

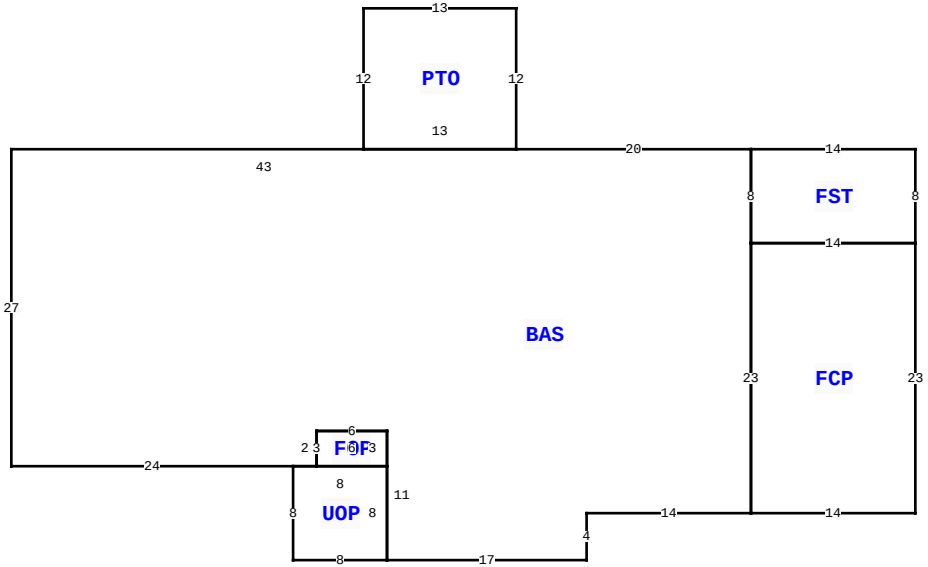
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,875	100		1,875	149,711
FCP	322	25		80	6,388
FOP	18	30		5	399
FST	112	55		62	4,950
PTO	156	5		8	639
UOP	64	20		13	1,038
TOTALS	2,547			2,043	163,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,043	111.6720	122.84	250,962	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1875 HX Base Yr 2016



264 SW ACE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,125
TOTAL MARKET OB/XF VALUE		5,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		191,125
SOH/AGL Deduction		73,408
ASSESSED VALUE		117,717
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		61,306
TOTAL JUST VALUE		191,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,087

SALE:1:1: LOT 44 COUNTRY VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/0039	7/18/2014	WD	Q	I	01	128,000
GRANTOR: BRAIN L SLANKER & KIM						
GRANTEE: PATRICIA JEAN EATON						
1153/1935	6/25/2008	WD	Q	I	03	55,000
GRANTOR: BRIAN I & KIMBERLY A						
GRANTEE: KIMBERLY A SLANKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N12 W13 S12 E13$ W43 S27 E24 UOP= S8 E8 N8 W8$ E2 FOP= E6 N3 W6 S3$ N3 E6 S11 E17 N4 E14 FCP= E14N23 W14 S23$ N23 FST= E14 N8 W14 S8$ N8$.

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	250.00	UT	2.00	2.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
6	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 5,500

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 03/30/2017 BY BC Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS