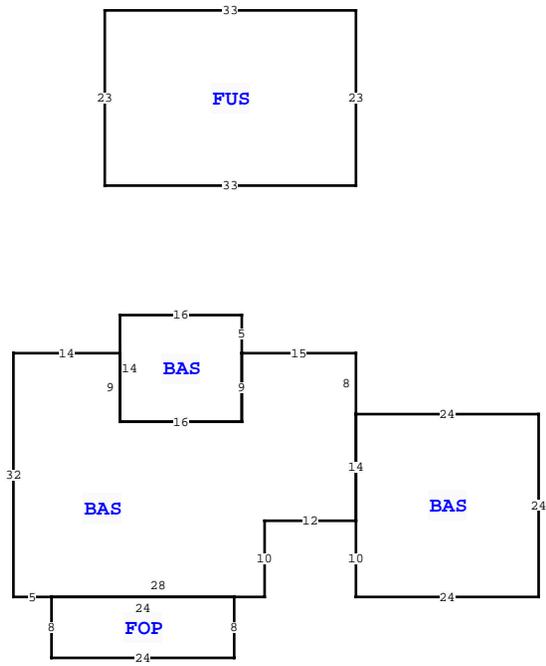




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	12	HARDWOOD 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	01	NONE 100			
Stories	1.5	1.5 100			
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	224	100		224	19,061
BAS	576	100		576	49,013
BAS	1,176	100		1,176	100,068
FOP	192	30		58	4,935
FUS	759	100		759	64,585
TOTALS	2,927			2,793	237,661

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,793	114.8364	130.91	365,632	1984	1984	0	0	35.00	65.00
1 SINGLE FAM 100% - 2017 Heated Area: 2735 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			237,661
TOTAL MARKET OB/XF VALUE			3,968
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			264,129
SOH/AGL Deduction			123,933
ASSESSED VALUE			140,196
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			88,785
TOTAL JUST VALUE			264,129
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/2350	10/31/2016	WD Q	Q	I	01	149,900
GRANTOR: CLAY H & MELODY L COA						
GRANTEE: CHRISTOPHER PATRICK						
1018/2312	6/15/2004	WD Q	Q	I		124,900
GRANTOR: GORDON						
GRANTEE: CLAY H & MELODY L C						

EXTRA FEATURES		188 SW ACE LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	0080	DECKING	0.00
3	0252	LEAN-TO W/	2.00
4	0296	SHED METAL	7.50
5	0166	CONC, PAVMT	0.00
6	0169	FENCE/WOOD	0.00

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

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0252	LEAN-TO W/	0	100	12	144.00	UT	2.00	2.00	100	2003	2003	3	100	288	
4	0296	SHED METAL	0	100	12	144.00	UT	7.50	7.50	100	2003	2003	3	100	1,080	
5	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	600	
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	600	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N8 W15 BAS= N5 W16 S14 E16 N9\$ S9 W16 N9 W14 S32 E5 FOP= S8 E24 N8 W24\$ E28 N10 E12 BAS= S10 E24 N24 W24 S14\$N14\$ PTR=N30 FUS= N23 W33 S23E33\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,968																						
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							