

LOT 6 BLOCK 2 LAKE FOREST S/D UN
ORB 530-303, 549-11,

EDWARDS ERNEST A
780 SW VALLEY WAY
LAKE CITY, FL 32025

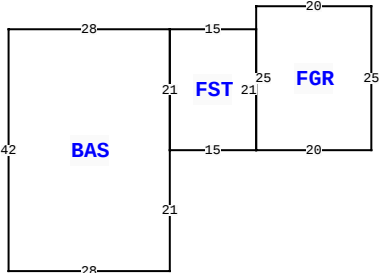
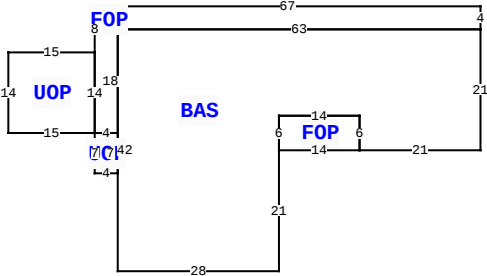
2026

00-00-00-07882-000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 VINYL SID 70
Exterior Wall	19 COMMON BRK 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	12 HARDWOOD 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
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	6417.0100 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,626	107.5305	120.43	436,679	1966	1966	0	0	35.00	65.00
1 SINGLE FAM			100% - 2016	Heated Area: 3003			HX Base Yr 2016				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	92,057
BAS	1,827	100		1,827	143,017
FGR	500	55		275	21,527
FOP	84	30		25	1,957
FOP	340	30		102	7,985
FST	315	55		173	13,542
UOP	28	20		6	470
UOP	210	20		42	3,288

TOTALS	4,480			3,626	283,841
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00

780 SW VALLEY WAY, LAKE CITY

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	0	0	3	100	300	
100	2014	2014	3	100	2,000	
100	2014	2014	3	100	500	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	210.00	225.00	1.00

TOTAL OB/XF 2,800

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		283,841	
TOTAL MARKET OB/XF VALUE		2,800	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		305,141	
SOH/AGL Deduction		135,644	
ASSESSED VALUE		169,497	
TOTAL EXEMPTION VALUE		HX HB 13 169,497	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		305,141	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,141	

SALE:3:1: LOT 6 BLK 2 LAKE FOREST UNIT 2
SALE:2:1: LOT 6 BLK 2 LAKE FOREST
SALE:1:1: LOT 6 BLK 2 LAKE FOREST S/D UNIT 2.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1279/0897	8/08/2014	WD	U	I	11	100	
GRANTOR: CHARLES RANDALL TATE							
GRANTEE: RICHARD A COLE							
1279/0898	8/07/2014	WD	Q	I	01	145,000	
GRANTOR: RICHARD A COLE (SINGL							
GRANTEE: ERNEST A EDWARDS							

BUILDING NOTES									

BUILDING DIMENSIONS
FOP= N4 W67 S8 UOP= W15 S14 E15 N14\$ S14 UOP= S7 E4 N7 W4\$ E4 N18 E63\$ BAS= W63 S42 E28 N21 FOP= E14 N6W14 S6\$ N6 E14 S6 E21 N21\$ PTR= E40 S50 BAS= W28 S42 E28 N21 FST= E15 FGR= E20 N25 W20 S25\$ N21 W15 S21\$ N21\$ N50 W40\$.