BEG NE COR LOT 9, 10TH FAIRWAY V
25 DEG W 89.06 FT, N 64 DEG W 85
W 70.89 FT TO E R/W LINE QUAIL C

EDENS CHARLES A III
229 SW WREN CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

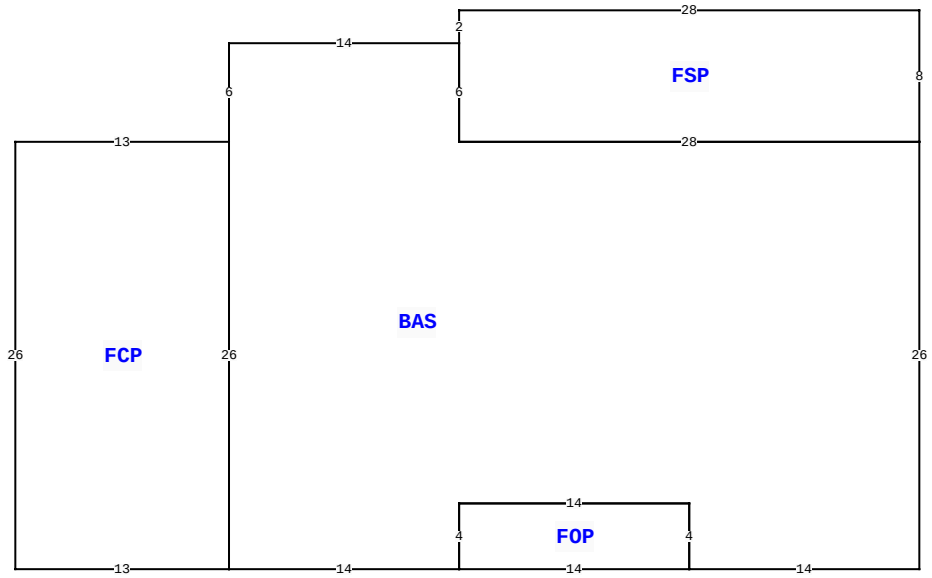
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	1416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	89,530
FCP	338	25		84	6,715
FOP	56	30		17	1,359
FSP	224	40		90	7,194
TOTALS	1,738			1,311	104,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,311	109.8000	122.98	161,227	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1120 HX Base Yr 2022



229 SW WREN CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		104,798
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		122,048
SOH/AGL Deduction		18,876
ASSESSED VALUE		103,172
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,450
TOTAL JUST VALUE		122,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1231	2/15/2021	WD	U	I	11	100
GRANTOR: DELAND PAMELA S						
GRANTEE: EDENS CHARLES A III						
1273/1436	4/25/2014	WD	Q	I	01	68,000
GRANTOR: MARIO PINTO						
GRANTEE: DARWIN L & PAMELA S						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= W28 S2 BAS= W14 S6 FCP= W13 S26 E13 N26$ S26 E14FOP= E14 N4 W14 S4$ N4 E14 S4E14 N26 W28 N6$ S6 E28 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	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	100	1993	1993	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.25 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/18/2025 BY SYS