LOT 6 BLK E MARION PLACE S/D PHA

LE 1094-2443, QC 1212-1278, WD 1

EDWARDS EMMA L
1721 SW PALOMA CT
LAKE CITY, FL 32025

2026

05-4S-17-07610-456

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

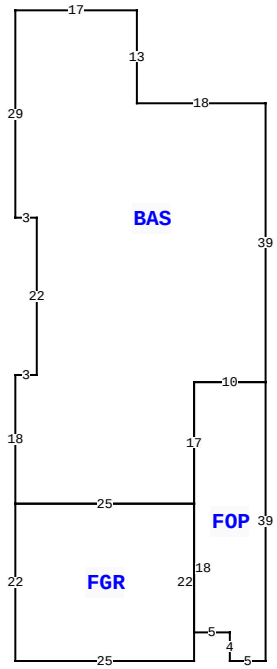
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,945	100		1,945	243,123
FGR	550	55		302	37,750
FOP	370	30		111	13,875
TOTALS	2,865			2,358	294,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	137.7857	154.32	363,887	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1945 HX Base Yr 2022



1721 SW PALOMA 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: 1	Tax Dist:	
BUILDING MARKET VALUE		294,748
TOTAL MARKET OB/XF VALUE		1,275
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		314,523
SOH/AGL Deduction		34,947
ASSESSED VALUE		279,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,854
TOTAL JUST VALUE		314,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3588	SFR	50	02/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/553	10/08/2021	WD	Q	I	01	274,000
GRANTOR: HUNT BONNIE H						
GRANTEE: EDWARDS EMMA L						
1212/1278	4/01/2011	QC	U	I	11	100
GRANTOR: KATHERINE M HUNTER (R						
GRANTEE: BONNIE H HUNT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N13 W17 S29 E3 S22 W3 S18 FGR= S22 E25 N22 W25 $ E25
FOP= S18 E5 S4 E5 N39 W10 S17$ N17 E10 N39$.

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	425.00	UT	3.00	3.00	100	2006	2006	3	100	1,275	

LAND DESCRIPTION

TOTAL OB/XF 1,275

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/07/2021 BY CP Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS