LOT 2 EDGEWOOD ESTATES S/D.
WD 1311-1417, QC 1323-1234, WD 1

ANSCHULTZ NICHOLAS J/WHEELER HANNA C
152 SW AURORA WAY
LAKE CITY, FL 32025

2026

07-4S-17-08107-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Quality	06	06

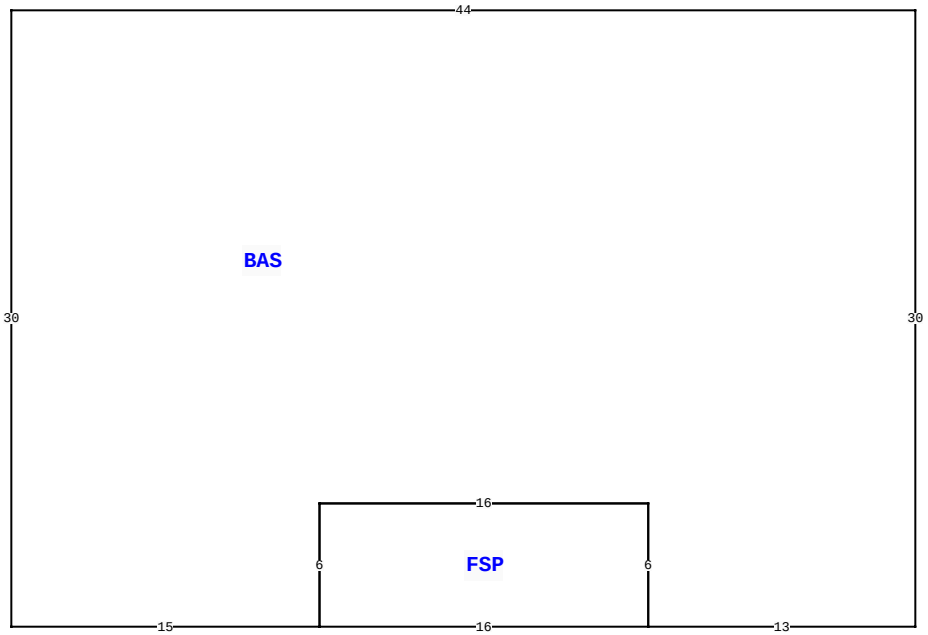
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	175,989
FSP	96	40		38	5,463
TOTALS	1,320			1,262	181,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	135.1350	151.35	191,004	2017	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 1224 HX Base Yr 2024



152 SW AURORA WAY, 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		181,454
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		200,754
SOH/AGL Deduction		0
ASSESSED VALUE		200,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,032
TOTAL JUST VALUE		200,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,664

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34389	SFR	454	08/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/468	12/08/2023	WD	Q	I	01	235,000
GRANTOR: GUNTEK STAZ ANTHONY I						
GRANTEE: ANSCHULTZ NICHOLAS						
1354/0797	2/23/2018	WD	Q	I	01	149,900
GRANTOR: WARREN DEVELOPMENT GR						
GRANTEE: STAZ ANTHONY GUNTEK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S30 E15 N6 E16 S6 E13 N30 $
FSP=[ORIG=-29,30] E16 N6 W16 S6 $
.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	18,500.00	18,500.00	18,500							

REVIEW DATE 12/15/2023 BY TP Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS