

LOT 5, 6 & 7 EDGEWOOD ESTATES S/
431-250, 696-680, 689-54, 808-13

PORTER ELIZABETH W/PORTER ANDREW K
252 SW AURORA WAY
LAKE CITY, FL 32025

2026

07-4S-17-08107-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		3 100
Bathrooms		2 100
Frame		N/A 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	7417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100		1,936	155,576
FGR	441	55		243	19,527
FOP	24	30		7	562
FST	64	55		35	2,813
PTO	240	5		12	965
TOTALS	2,705			2,233	179,443

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
3	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT	
3	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,233	110.3860	123.63	276,066	1976	1976	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 1997 Heated Area: 1936 HX Base Yr 1997											
TOTALS	2,705		2,233	179,443							

252 SW AURORA WAY, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2023 MLU											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		179,443	
TOTAL MARKET OB/XF VALUE		1,404	
TOTAL LAND VALUE - MARKET		55,500	
TOTAL MARKET VALUE		236,347	
SOH/AGL Deduction		102,639	
ASSESSED VALUE		133,708	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		82,986	
TOTAL JUST VALUE		236,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,347	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043890	Electrical Servic	0	03/10/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1300/0701	8/24/2015	WD	Q	V	05	15,000	
GRANTOR: CEE-BAS INC							
GRANTEE: ANDREW K & ELIZABET							
0861/1603	6/26/1998	WD	Q	V	04	0	
GRANTOR: BULLARD & FERGUSON							
GRANTEE: CEE-BAS INC							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W19 PTO= N10 W24 S10 E24\$W58 S29 E31 FOP= E6 N4 W6S4\$ N4 E6 S4 E27 FGR= E21 N21 W21 S21\$ N21 E13 FST= E8 N8 W8 S8\$ N8\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT	
3	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT	