LOT 8 EDGEWOOD ESTATES S/D.
875-2002, LE 1337-2680, WD 1466-

FOSSUM ALFRED J/FOSSUM ANN M
300 SW AUORA WAY
LAKE CITY, FL 32025

2026

07-4S-17-08107-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

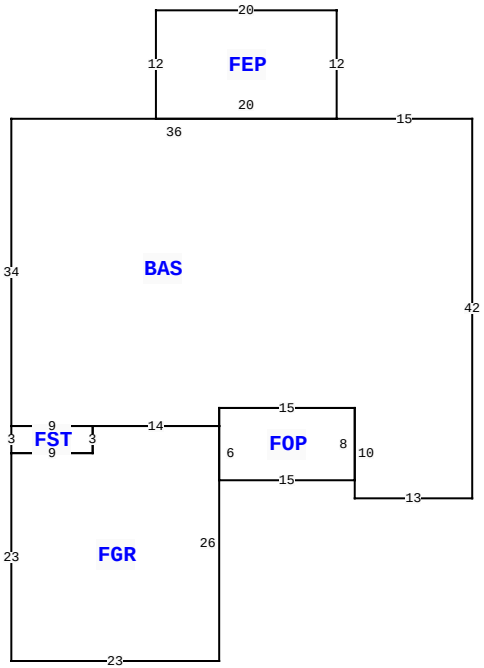
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	7417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100		1,808	177,422
FEP	240	80		192	18,841
FGR	571	55		314	30,814
FOP	120	30		36	3,533
FST	27	55		15	1,472
TOTALS	2,766			2,365	232,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	118.4040	132.61	313,623	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2023 Heated Area: 1808 HX Base Yr 2023



300 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		232,081
TOTAL MARKET OB/XF VALUE		3,971
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		254,552
SOH/AGL Deduction		4,048
ASSESSED VALUE		250,504
TOTAL EXEMPTION VALUE	HX HB VP VX	133,635
BASE TAXABLE VALUE		116,869
TOTAL JUST VALUE		254,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15166	SFR	285	03/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/1371	2/25/2022	WD	Q	I	01	269,900
GRANTOR: EDGLEY FLOYD THOMAS						
GRANTEE: FOSSUM ALFRED J						
1337/2680	5/18/2017	LE	U	I	14	100
GRANTOR: FLOYD C & MARJORIE H						
GRANTEE: JUDITH L WOJTOWICZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= N12 W20 S12 E20$ W36 S34 FST= S3 E9 N3 W9$ E9 FGR= S3 W9 S23 E23 N26 W14$ E14 FOP= S6 E15 N8 W15 S2$ N2 E15 S10 E13 N42$.

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	1,687.00	UT	1.50	1.50	100	1999	1999	3	100	2,531	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1999	1999	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 3,971

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 01/10/2023 BY CP Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS