LOT 14 EDGEWOOD ESTATES S/D & C
11 EDGEWOOD ESTATES, RUN E 130.5
RUN N 108.02 FT, E 130.52 FT, S

BENZ ERIN PORTER/BENZ NATHANIEL SCOTT
312 SW EDGEWOOD LN
LAKE CITY, FL 32025

2026

07-4S-17-08107-014

BUILDING CHARACTERISTICS

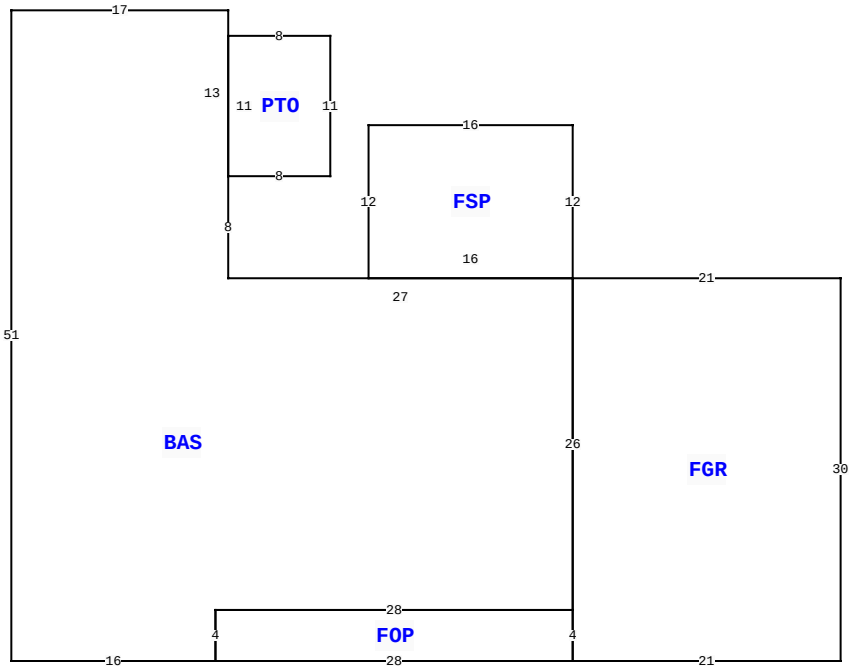
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	7417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100		1,565	135,121
FGR	630	55		346	29,873
FOP	112	30		34	2,935
FSP	192	40		77	6,648
PTO	88	5		4	345
TOTALS	2,587			2,026	174,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	118.6020	132.83	269,114	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1565 HX Base Yr 2020



312 SW EDGEWOOD LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,924
TOTAL MARKET OB/XF VALUE		2,996
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		196,420
SOH/AGL Deduction		66,453
ASSESSED VALUE		129,967
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,245
TOTAL JUST VALUE		196,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1376/1117	1/14/2019	QC	U	I	11	100
GRANTOR: SUSAN BITTNER						
GRANTEE: MICHAEL DAVID BITTN						
1376/1119	1/12/2019	WD	Q	I	01	99,000
GRANTOR: MICHAEL DAVID BITTNER						
GRANTEE: NATHANIEL SCOTT & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S51 E16 FOP= E28 N4W28 S4$ N4 E28 FGR= S4 E21 N30 W21 S26$ N26 FSP= N12 W16S12 E16$ W27 N8 PTO= E8 N11 W8 S11$ N13$.

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	0	0	3	100	648	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0260	PAVEMENT-A	0	100	58	10	1.00	UT	0.00	0.00	100	0	0	3	100	348	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,996

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	0.75	LT		1.00	1.00	1.00	18,500.00	18,500.00	13,875							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	0.25	LT		1.00	1.00	1.00	18,500.00	18,500.00	4,625							

REVIEW DATE 03/28/2017 BY DF Total Acres: 0.87 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS