LOT 18 EDGEWOOD ESTATES S/D.
ORB 717-122, 737-078, 741-179, 7

SOLIMAN DIAA
214 SW EDGEWOOD LN
LAKE CITY, FL 32025

2026

07-4S-17-08107-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

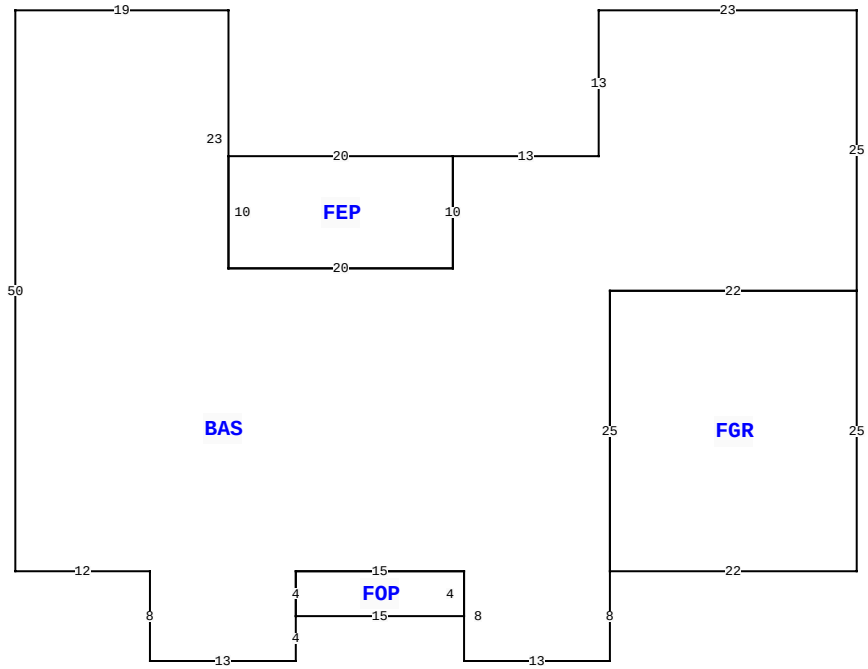
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,779	100		2,779	237,065
FEP	200	80		160	13,649
FGR	550	55		302	25,762
FOP	60	30		18	1,535
TOTALS	3,589			3,259	278,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,259	117.1760	131.24	427,711	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2779 HX Base Yr 2022



214 SW EDGEWOOD LN, 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		278,012
TOTAL MARKET OB/XF VALUE		14,296
TOTAL LAND VALUE - MARKET		44,400
TOTAL MARKET VALUE		336,708
SOH/AGL Deduction		55,745
ASSESSED VALUE		280,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,241
TOTAL JUST VALUE		336,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/2198	4/08/2013	WD	Q	V	03	27,000
GRANTOR: CEE-BAS INC						
GRANTEE: DIAA SOLIMAN						
1250/2668	3/12/2013	WD	Q	I	03	190,000
GRANTOR: CARL E & SUSAN P MEEC						
GRANTEE: DIAA SOLIMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S13 W13 FEP= W20 S10 E20 N10$ S10 W20 N23 W19 S50 E12 S8 E13 N4 FOP= E15 N4 W15 S4$ N4 E15 S8 E13 N8 FGR= E22 N25 W22 S25$ N25 E22N25$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	90	10	900.00	UT	1.40	1.40	100	0	0	3	100	1,260	
3	0166	CONC,PAVMT	0	100	30	30	900.00	UT	1.40	1.40	100	0	0	3	100	1,260	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
5	0031	BARN,MT AE	0	100	24	34	816.00	UT	11.00	11.00	100	2017	2017	3	100	8,976	

LAND DESCRIPTION

TOTAL OB/XF 14,296

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	3.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	44,400							

REVIEW DATE 03/28/2017 BY DF Total Acres: 2.57 Total Land Value: 44,400 Market: 0 Agricultural: 0 Common: 44,400 PRINTED 11/19/2025 BY SYS