

LOT 29 EDGEWOOD ESTATES S/D.
698-53, 767-1987, 852-055, 853-2

COHORST RICHARD P/COHORST FRANCES A
257 SW EDGEWOOD LANE
LAKE CITY, FL 32025

2026

07-4S-17-08107-029



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	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
BAS	1,643	100
FGR	744	55
FOP	12	30
FSP	250	40
TOTALS	2,649	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,156	111.3560	124.72	268,896	1990	1990	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2000				Heated Area: 1643				HX Base Yr 2000				
The diagram shows a floor plan with the following dimensions and areas: FSP (Front Porch): A rectangle with a width of 25 and a height of 10. BAS (Back Area): A large rectangle with a width of 45 and a height of 31. FOP (Front Office): A small rectangle with a width of 6 and a height of 2. FGR (Front Garden): A rectangle with a width of 24 and a height of 31. Other Dimensions: The bottom edge of the main structure has segments of 4, 2, 6, 2, 23, 2, 6, 2, and 14.												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				174,782			
TOTAL MARKET OB/XF VALUE				3,469			
TOTAL LAND VALUE - MARKET				18,500			
TOTAL MARKET VALUE				196,751			
SOH/AGL Deduction				68,680			
ASSESSED VALUE				128,071			
TOTAL EXEMPTION VALUE				13	HX	HB	128,071
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				196,751			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				199,440			
SALE:1:1: LOT 29 EDGEWOOD ESTATES							

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0 100	15	69	1,035.00	UT	1.40	1.40	100	0	3 100
2	0296	SHED METAL	0 100	10	16	160.00	UT	5.00	5.00	100	1993	1993 3 100
3	0070	CARPORT UF	0 100	12	20	240.00	UT	3.00	3.00	100	1993	1993 3 100
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012 3 100
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012 3 100

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00
TOTAL OB/XF 3,469												
ADJ UNIT PRICE 18,500.00												
LAND VALUE 18,500												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSVR												