

LOT 31 EDGEWOOD ESTATES S/D.  
427-84, 640-285, QC 1155-300, QC

BORIS MICHAEL H/BORIS SANDI R  
164 SW VERMONT WAY  
LAKE CITY, FL 32025

2026

07-4S-17-08107-031



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 90  |
| Exterior Wall            | 31 | VINYL SID 10   |
| Roof Structure           | 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                |    | 1.5 100        |
| 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                              | 2,020            | 100         |      | 2,020        | 153,674              |
| FDG                              | 1,296            | 60          |      | 778          | 59,187               |
| FGR                              | 616              | 55          |      | 339          | 25,790               |
| FOP                              | 24               | 30          |      | 7            | 532                  |
| FSP                              | 420              | 40          |      | 168          | 12,781               |
| TOTALS                           | 4,376            |             |      | 3,312        | 251,963              |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01  | 3,312     | 104.5000    | 117.04         | 387,636        | 1979 | 1979 | 0    | 0    | 35.00 | 65.00  |

1 SINGLE FAM 100% - 0

Heated Area: 2020

HX Base Yr

Diagram showing property layout with dimensions and area labels: FSP (35x12), BAS (28x28), FGR (22x28), FDG (36x36).

164 SW VERMONT WAY, LAKE CITY

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

| 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 | 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    | 500             |       |
| 2              | 0296       | SHED METAL  | 0   | 100 | 10 | 12 | 120.00   | UT | 5.00  | 5.00           | 40        | 1993    | 1993        | 3 | 40     | 240             |       |
| 3              | 0120       | CLFENCE 4   | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 1,500           |       |
| 4              | 0280       | POOL R/CON  | 0   | 100 | 0  | 0  | 537.00   | UT | 70.00 | 70.00          | 100       | 2008    | 2008        | 3 | 58     | 21,802          |       |
| 5              | 0282       | POOL ENCL   | 0   | 100 | 0  | 0  | 1,820.00 | UT | 15.00 | 15.00          | 100       | 2008    | 2008        | 3 | 40     | 10,920          |       |
| 6              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 2,452.00 | UT | 3.00  | 3.00           | 100       | 2008    | 2008        | 3 | 100    | 7,356           |       |
| 7              | 0294       | SHED WOOD/  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  | 0.00           | 100       | 2012    | 2012        | 3 | 100    | 400             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 06/24/2024 BY mark

Total Acres: 0.50

Total Land Value: 18,500

Market: 0

Agricultural: 0

Common: 18,500

PRINTED 11/19/2025 BY SYS