LOT 33 EDGEWOOD ESTATES S/D.
515-735, PB 05-207CP, 1065-1479

BORIS JOSHUA/BORIS MAEGAN
154 TEMPY PL
LAKE CITY, FL 32025

2026

07-4S-17-08107-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

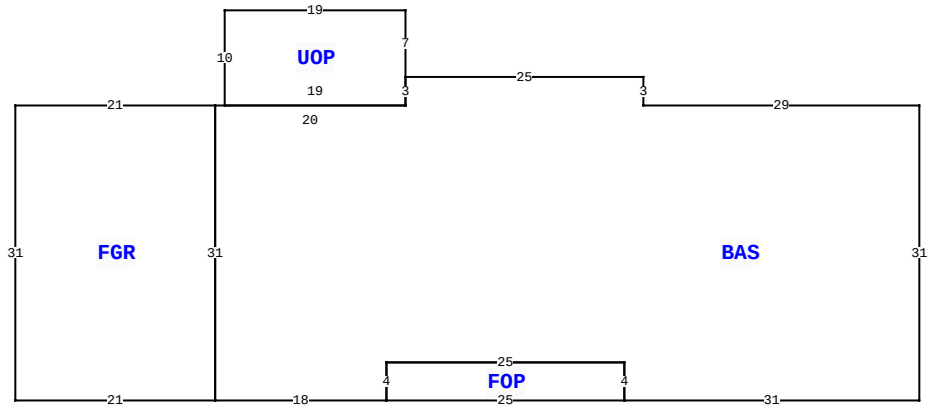
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	2,269	100		2,269	148,296
FGR	651	55		358	23,398
FOP	100	30		30	1,961
UOP	190	20		38	2,484
TOTALS	3,210			2,695	176,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,695	89.7792	100.55	270,982	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2269 HX Base Yr 2020



154 SW TEMPY PL, 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		176,138
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		196,038
SOH/AGL Deduction		66,209
ASSESSED VALUE		129,829
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,107
TOTAL JUST VALUE		196,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1193	8/06/2019	WD	U	I	30	50,000
GRANTOR: MICHAEL & SANDRA BORI						
GRANTEE: JOSEPH & MEAGAN BOR						
1166/2029	1/30/2009	WD	Q	I	03	80,000
GRANTOR: JASON JUDD ELLINGTON						
GRANTEE: MICHAEL & SANDRA BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N3 W25 UOP= N7 W19 S10 E19 N3$ S3 W20 FGR= W21 S31 E21N31$ S31 E18 FOP= E25 N4 W25 S 4$ N4 E25 S4 E31 N31$.

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	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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 03/28/2017 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS