

LOT 34 EDGEWOOD ESTATES S/D.
379-465, 925-901, LE 1382-948, W

BRINCEFIELD THOMAS E JR
P O BOX 1951
LAKE CITY, FL 32056-19501

2026

07-4S-17-08107-034

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 80
Interior Floo	15	HARDTILE 20
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		06
NEIGHBORHOOD/LOC	7417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	169,283
FGR	441	55		243	20,105
FOP	38	30		11	910
FST	130	55		72	5,957
PTO	120	5		6	497
TOTALS	2,775			2,378	196,752

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	100	10	10	100.00	UT	5.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,378	113.6520	127.29	302,696	1977	1990	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002Heated Area: 2046HX Base Yr 2002

Site map showing property layout with areas labeled BAS, FGR, FST, FOP, and PTO. Dimensions are provided for various sections.

120 SW TEMPY PL, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		196,752			
TOTAL MARKET OB/XF VALUE		550			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		215,802			
SOH/AGL Deduction		76,106			
ASSESSED VALUE		139,696			
TOTAL EXEMPTION VALUE		55,722		HX HB WR	
BASE TAXABLE VALUE		83,974			
TOTAL JUST VALUE		215,802			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		218,829			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050977	Electrical Servic	0	10/04/2024
29080	TR/TRAILER	189	12/17/2010
29061	MAINT/ALTR	25	12/13/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1449/1922	8/18/2021	LE	U	I	14
					50,000
GRANTOR: BRINCEFILED THOMAS E					
GRANTEE: RANKIN CAROLYN					
1382/0948	4/11/2019	LE	U	I	14
					100
GRANTOR: THOMAS BRINCEFIELD JR					
GRANTEE: CAROLYN RANKIN (RMS)					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W30 PTO= N10 W12 S10 E12\$ W42 S31 E29 FOP= S2 E10 N2 W2 N3 W6 S3 W2\$ E2 N3 E6 S3E27 FGR= E21 N21 W21 S21\$ N21E8 FST= E13 N10 W13 S10\$ N10\$.									