LOT 35 EDGEWOOD ESTATES S/D.
667-009, 877-2300, 967-2444,

HUMPHRESS PATRICK D
191 SW MACKINAW WAY
LAKE CITY, FL 32025

2026

07-4S-17-08107-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

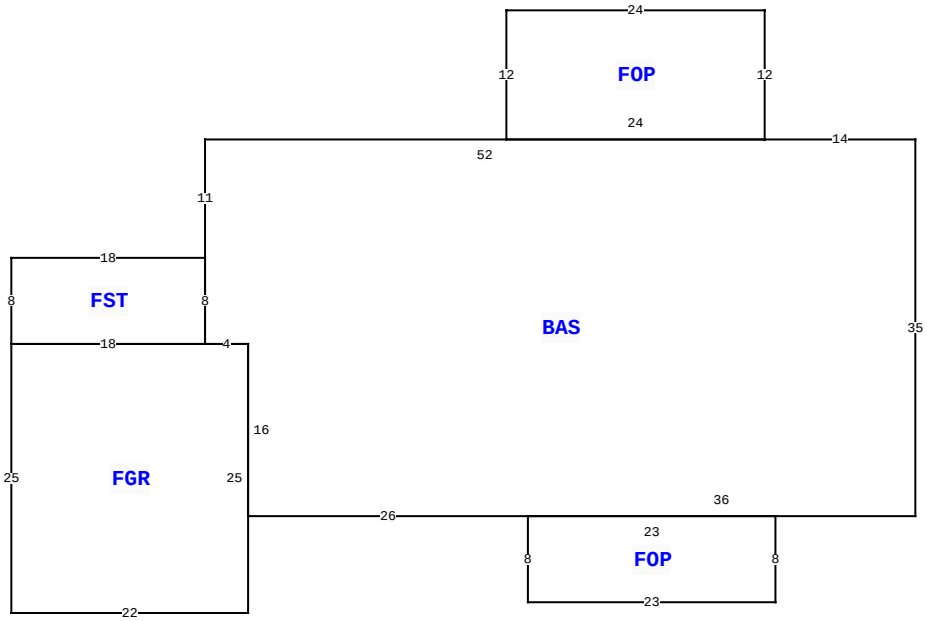
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,246	100		2,246	214,436
FGR	550	55		302	28,833
FOP	184	30		55	5,251
FOP	288	30		86	8,211
FST	144	55		79	7,543
TOTALS	3,412			2,768	264,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,768	115.2000	129.02	357,127	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2003 Heated Area: 2246 HX Base Yr 2003



191 SW MACKINAW WAY, 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		264,274
TOTAL MARKET OB/XF VALUE		3,196
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		285,970
SOH/AGL Deduction		98,823
ASSESSED VALUE		187,147
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		131,425
TOTAL JUST VALUE		285,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047447	Roof Replacement	22,360	06/13/2023
15454	SFR	365	05/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0967/2444	11/15/2002	WD	Q	I		155,000
GRANTOR: DONNA R DUNCAN						
GRANTEE: PATRICK D HUMPHRESS						
0877/2300	4/02/1999	WD	Q	V		12,500
GRANTOR: TURILL						
GRANTEE: DUNCAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N12 W24 S12 E24$ W52 S11 FST= W18 S8 E18 N8$ S8 FGR= W18 S25 E22 N25 W4$ E4 S16 E26 FOP= S8 E23 N8 W23$ E36 N35 $.

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	2,574.00	UT	1.13	1.13	100	1999	1999	3	100	2,896	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,196

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 07/19/2023 BY jerry Total Acres: 0.49 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS