

LOT 36 EDGEWOOD ESTATES S/D.
439-207, 907-1238, WD 1277-1814,

BORIS SANDI R/BORIS MICHAEL H
167 SW MACKINAW WAY
LAKE CITY, FL 32025

2025

07-4S-17-08107-036



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	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	07	CORK/VTILE 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	02	02 100
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	2,069	100		2,069	132,091
FGR	484	55		266	16,983
FSP	192	40		77	4,916
FST	322	55		177	11,300
TOTALS	3,067			2,589	165,290

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		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	2,589	87.6960	98.22	254,292	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM - 0% - 2024

Heated Area: 2069

HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

TOTAL OB/XF									
1,800									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		165,290	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		185,590	
SOH/AGL Deduction		0	
ASSESSED VALUE		185,590	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		185,590	
TOTAL JUST VALUE		185,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1277/1814	7/11/2014	WD	U	I	37	82,500	
GRANTOR: DONALD N PRICE & DONN							
GRANTEE: SHARRON BALLANCE AN							
0907/1238	7/31/2000	WD	Q	I		114,900	
GRANTOR: KUITERT'S							
GRANTEE: DONALD & DONNA PRIC							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W9 FSP= N12 W16 S12 E16\$ W54 S35 E31 N6 E4 S2 E28 FST= E4 FGR= E22 N22 W22 S22\$ N22 E22 N9 W26 S31\$ N31\$.									