LOT 40 EDGEWOOD ESTATES S/D.
554-296, 559-332, 676-600, DC 12

SWISHER BENJAMIN J/SWISHER LISA M
142 SW MACKINAW WAY
LAKE CITY, FL 32025

2026

07-4S-17-08107-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

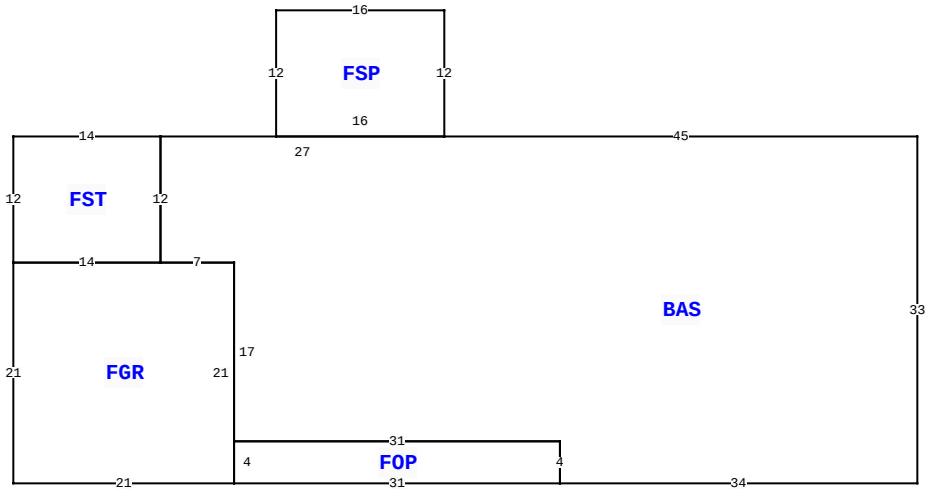
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,105	100		2,105	168,801
FGR	441	55		243	19,486
FOP	124	30		37	2,967
FSP	192	40		77	6,174
FST	168	55		92	7,378
TOTALS	3,030			2,554	204,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,554	110.1520	123.37	315,087	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2105 HX Base Yr 2012



142 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		204,807
TOTAL MARKET OB/XF VALUE		3,840
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		227,147
SOH/AGL Deduction		100,027
ASSESSED VALUE		127,120
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,398
TOTAL JUST VALUE		227,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,147

SALE:1:1: LOT 40 EDGEWOOD EST.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1222/2706	10/12/2011	PR	U	I	30	137,000
GRANTOR: SARAH A MOORE AS PR O						
GRANTEE: BENJAMIN J & LISA M						
1222/1803	10/07/2011	PB	U	I	11	0
GRANTOR: AMENDED COURT ORDER (						
GRANTEE: SARAH LOBECK MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FSP= N12 W16S12 E16$W27FST= W14 S12 E14 N12 $ S12
FGR= W14 S21 E21 N21 W7$ E7 S17 FOP= S4 E31 N4 W31$ E31 S4
E34 N33$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 3,840

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: 0.47 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS