LOT 42 EDGEWOOD ESTATES S/D.
381-563, WD 831-1123, WD 1169-15

GARZA DAVID/GARZA MELISSA B
190 SW MACKINAW WAY
LAKE CITY, FL 32025

2026

07-4S-17-08107-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

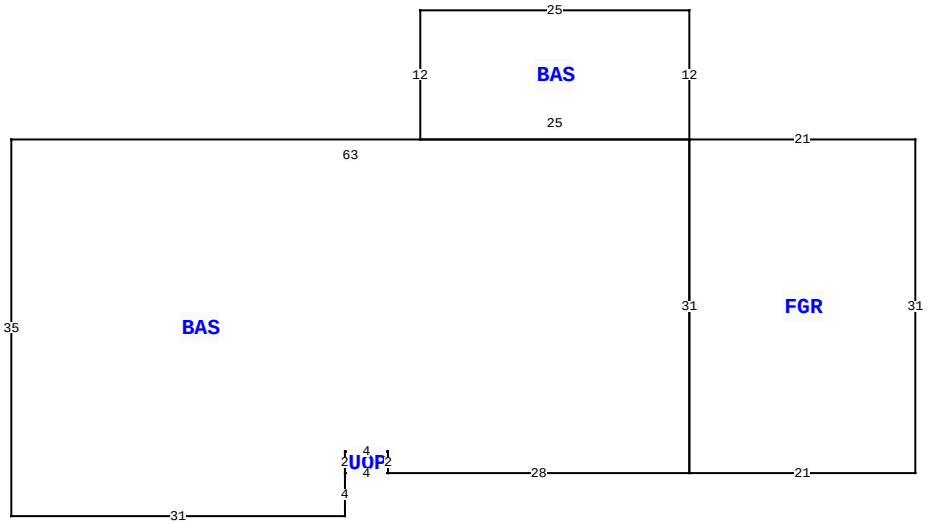
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	300	100		300	25,118
BAS	2,069	100		2,069	173,230
FGR	651	55		358	29,974
UOP	8	20		2	168
TOTALS	3,028			2,729	228,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,729	115.0080	128.81	351,522	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2369 HX Base Yr 2014



190 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		228,489
TOTAL MARKET OB/XF VALUE		3,450
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		250,439
SOH/AGL Deduction		121,744
ASSESSED VALUE		128,695
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,973
TOTAL JUST VALUE		250,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1252/0348	3/28/2013	WD	U	I	40	116,000
GRANTOR: WILLIAM & WILLENE GIL						
GRANTEE: DAVID & MELISSA B G						
1249/1292	2/11/2013	WD	U	I	38	116,000
GRANTOR: VALORIE JUNE JOHNSON						
GRANTEE: WILLIAM & WILLENE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W25 S12 E25$ BAS= W63 S35 E31 N4 UOP= E4 N2 W4 S2$ N2 E4 S2 E28FGR= E21 N31 W21 S31$ 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	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,450

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