BEG NE COR OF SEC 8-6S-17E, W 60
582.31 FT, E 583.04 FT, N 305.15
157.86 FT, N 134.13 FT TO POB &

EDWARDS MICHAEL J/EDWARDS DEBORAH L
684 SW MARION MANN TER
LAKE CITY, FL 32024

2026

08-6S-17-09622-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

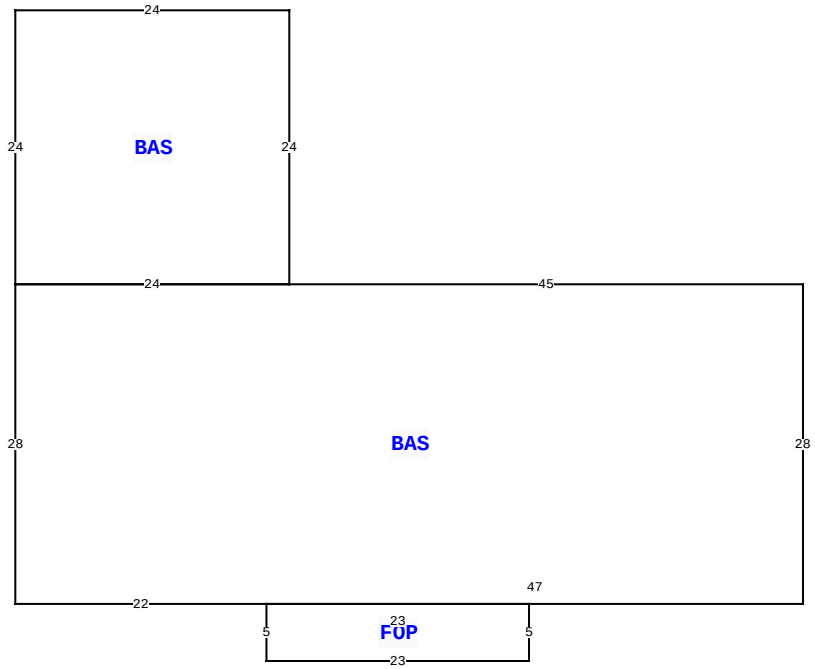
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	45,007
BAS	1,932	100		1,932	150,960
FOP	115	30		34	2,657
TOTALS	2,623			2,542	198,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,542	107.3280	120.21	305,574	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2508 HX Base Yr 2019



684 SW MARION MANN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,623
TOTAL MARKET OB/XF VALUE		7,570
TOTAL LAND VALUE - MARKET		74,100
TOTAL MARKET VALUE		217,597
SOH/AGL Deduction		68,457
ASSESSED VALUE		149,140
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		93,418
TOTAL JUST VALUE		280,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,293

SALE:6:1: 2 DEEDS-1 PARCEL

SALE:5:1: 2 DEEDS-1 PARCEL

SALE:1:1: 2 PARCELS (09629-002)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043550	Electrical Servic	0	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/0760	2/21/2018	WD	Q	I	01	214,000
GRANTOR: ANGEL RIFFINY SHEDDAN						
GRANTEE: MICHAEL J & DEBORAH						
1204/2522	11/15/2010	WD	Q	I	01	157,900
GRANTOR: CHARLES DEAS						
GRANTEE: ANGEL TIFFINY SHEDD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 BAS= N24 W24 S24 E24$ W24 S28 E22 FOP= S5 E23 N5 W23$ E47 N28$.

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	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,970	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,570

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	280.00	280.00	1,904							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,600							

REVIEW DATE 01/24/2022 BY JB Total Acres: 7.80 Total Land Value: 11,404 Market: 64,600 Agricultural: 1,904 Common: 9,500 PRINTED 11/18/2025 BY SYS