LOT 54 EMERALD FOREST S/D PHASE
775-2382, 775-2384, LE 1551-670,

BLANTON THOMAS E/BLANTON SYLVIA DIANE
235 SW EDNA CT
LAKE CITY, FL 32024

2026

11-4S-16-02919-254

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

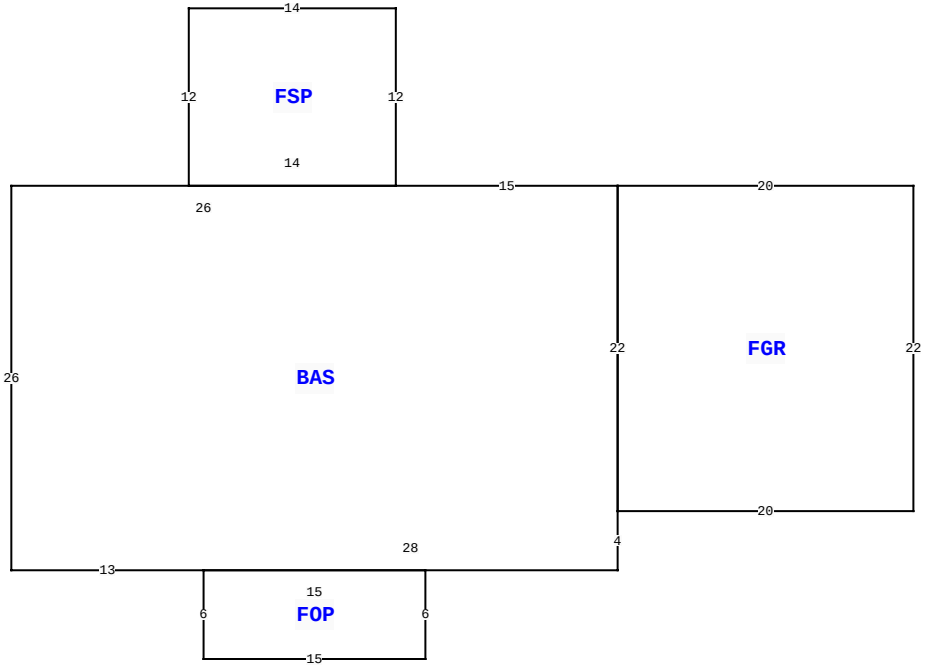
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	11416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100		1,066	93,702
FGR	440	55		242	21,272
FOP	90	30		27	2,373
FSP	168	40		67	5,889
TOTALS	1,764			1,402	123,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	118.2000	132.38	185,597	1993	1993	0	0	0	33.60	66.40

1 SINGLE FAM 100% - 1993 Heated Area: 1066 HX Base Yr 1993



235 SW EDNA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,236
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		161,281
SOH/AGL Deduction		59,749
ASSESSED VALUE		101,532
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,810
TOTAL JUST VALUE		161,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27972	MAINT/ALTR	50	07/27/2009
7013	SFR	28,000	04/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1551/670	11/26/2024	LE	U	I	14	100
GRANTOR: BLANTON THOMAS E (ENH						
GRANTEE: BLANTON COLIN (RMDR						
0775/2384	6/14/1993	WD	Q	I		58,900
GRANTOR: DDP-NORTH CONST						
GRANTEE: THOMAS BLANTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W14 S12 E14$ W26 S26 E13 FOP= S6 E15N6 W15$ E28 N4 FGR= E20 N22 W20 S22$ N22$.

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	1,032.00	UT	1.40	1.40	100	0	0	3	100	1,445	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	35,000.00	35,000.00	35,000							

REVIEW DATE 11/09/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS