COMM NW COR OF SEC, E ALONG N LI
1383.96 FT TO E R/W MORRELL RD,
TO POB CONT E 278.41 FT, S 316.2

EDENFIELD MICHAEL
22089 45TH DR
LAKE CITY, FL 32024-9603

2026

14-2S-16-01608-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

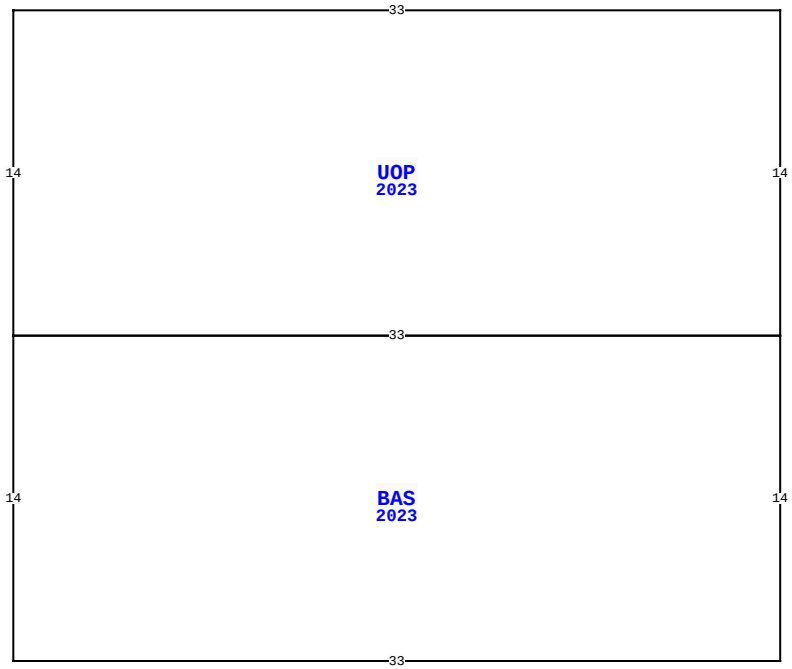
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	9901	AC/XFOB
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100	2023	462	23,848
UOP	462	25	2023	116	5,988
TOTALS	924			578	29,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	578	86.5000	53.63	30,998	2022	2022	0	0	0	3.75	96.25

1 STRG/CONV 0% - 2023 Heated Area: 462 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,836
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	15,150
TOTAL MARKET VALUE	52,286
SOH/AGL Deduction	0
ASSESSED VALUE	52,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,286
TOTAL JUST VALUE	52,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/1471	3/14/2008	WD	Q	V	01	100

GRANTOR: WILSON & VERA EDENFIE

GRANTEE: MICHAEL EDENFIELD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=64,25] E33 S14 W33 N14 $
UOP=[YR=2023;ORIG=97,11] W33 S14 E33 N14 $
.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	9901	C	AC/XFOB	0		00	0.00	0.00	2.02	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,150							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 2.02 Total Land Value: 15,150 Market: 0 Agricultural: 0 Common: 15,150 PRINTED 11/20/2025 BY SYS