

EDGEWATER LIVING TRUST
2201 RIVER BLVD
JACKSONVILLE, FL 32204

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 20

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories02WOOD FRAME 100

Architectual1. 1. 100

Units05CONV 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC15417.001.00/

TOTALS2,1921,839183,548

1 SINGLE FAM0% - 0

Heated Area: 1572

HX Base Yr

Diagram showing building footprint (BAS) and various areas (PTO, FOP, FGR) with dimensions.

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/21/2023MLU

EXTRA FEATURES

165 SE VICTORIA GLN, LAKE CITY

Table with columns: L N, 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

LAND DESCRIPTION

Table with columns: L N, USE CODE, CLS, LAND USE DESCRIPTION, CAP, R D, LOC ZONE, FRONT, DEPTH, TOT LND UTS, UNIT TYPE, D T, DPTH FACT, % COND, TOT ADJ, UNIT PRICE, ADJ UNIT PRICE, LAND VALUE, OTHER ADJUSTMENTS AND NOTES, YEAR, DENSITY, DECL, FRZ, YR, CONSRV

COLUMBIA COUNTY PROPERTY

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VALUATION BYTax Group: 2Tax Dist:

STANDARD

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

183,5482,34518,500204,3930204,3930204,393204,3930206,832

SALES DATA

Table with columns: OFF RECORD Number, DATE, TYPE INST, Q U, V I, RSN CD, SALE PRICE

1544/9266/27/2025QC U I 11100

GRANTOR: CORNERSTON DEVELOPMEN

GRANTEE: FCS TRUST DATED JAN

1425/90611/16/2020WD U I 30100

GRANTOR: GOODMAN RICHARD T &

GRANTEE: EDGEWATER LIVING TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N4 W19 S4 E19\$ FOP= W19 S3 D3 R3 E13 N3 R3
U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E6 N8
W6 S8\$ N8 E6 FGR= S16 E20 N20 W20 S4\$ N4 E20 N27\$.

REVIEW DATE02/20/2017BYBC

Total Acres: 0.50Total Land Value: 18,500Market: 0Agricultural: 0Common: 18,500PRINTED 11/18/2025 BY SYS