LOT 18 LAKE JEFFERY PHASE 1.

DC 894-1894, 916-329, 1082-213,2

EDWARDS ROBERT C
177 NW LAKE VISTA GLN
LAKE CITY, FL 32055

2026

23-3S-16-02272-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

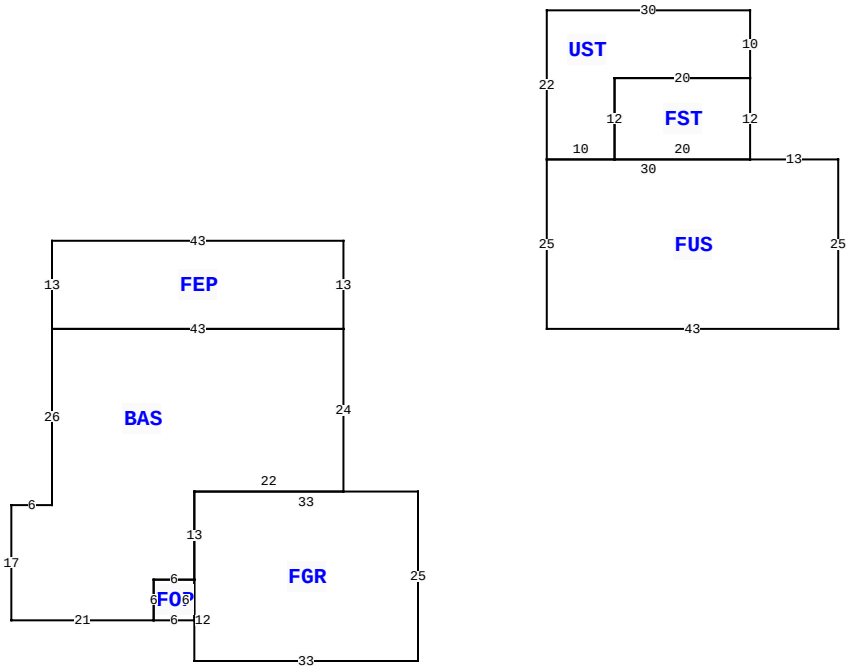
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100		1,497	145,909
FEP	559	80		447	43,568
FGR	825	55		454	44,250
FOP	36	30		11	1,072
FST	240	55		132	12,865
FUS	1,075	100		1,075	104,777
UST	420	45		189	18,422
TOTALS	4,652			3,805	370,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,805	133.8818	149.95	570,560	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2572 HX Base Yr 2007



177 NW LAKE VISTA GLN, 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		370,864
TOTAL MARKET OB/XF VALUE		10,358
TOTAL LAND VALUE - MARKET		59,500
TOTAL MARKET VALUE		440,722
SOH/AGL Deduction		130,386
ASSESSED VALUE		310,336
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,614
TOTAL JUST VALUE		440,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,722

LAND:1:1: 1.53 AC. LAKE VIEW AND ACCESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042877	Roof Replacement	13,000	10/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/2147	10/16/2019	WD	U	I	11	0
GRANTOR: EMMA L EDWARDS						
GRANTEE: ROBERT C EDWARDS						
1235/0910	5/15/2012	WD	U	I	11	100
GRANTOR: LAURA RUTH NORRIS						
GRANTEE: ROBERT C & EMMA L E						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N13 W43 S13 E43$ BAS= W43 S26 W6 S17 E21 FOP= E6 N6W6 S6$ N6 E6 FGR= S12 E33 N25W33 S13$ N13 E22 N24$ PTR=E30 FUS= E43 N25 W13 FST= N12 UST= N10 W30 S22 E10 N12 E20$W20 S12 E20$ W30 S25$ W30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
3	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100	1993	1993	3	100	360	
4	0083	DOCK-LAKE	0	100	0	0	1,101.00	UT	11.50	11.50	50	1993	1993	3	30	3,798	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,358

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	0133	C	SFR LAKE	100		RSF-2	72.00	0.00	1.00	LT		1.00	1.00	1.70	35,000.00	59,500.00	59,500							

REVIEW DATE 05/16/2023 BY JB Total Acres: 1.53 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 11/18/2025 BY SYS