BEGIN AT SW COR OF E 1/2 OF SE 1
SE 1/4, N 154.72 FT, E 300.62 FT
HOPEFUL DR, THENCE S ALONG R/W 1

EDGE RANDALL/EDGE JOANN
569 SE HOPEFUL DR
LAKE CITY, FL 32025

2026

35-4S-17-09030-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,840
TOTAL MARKET VALUE	14,840
SOH/AGL Deduction	5,173
ASSESSED VALUE	9,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,667
TOTAL JUST VALUE	14,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054244	Right-of-Way Acce		10/15/2025

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1547/2514	8/26/2025	QC	U	V	11	100
GRANTOR: EDGE RANDALL						
GRANTEE: EDGE RANDALL						
1547/2512	8/26/2025	QC	U	V	11	100
GRANTOR: EDGE RANDALL						
GRANTEE: EDGE RANDALL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,840							

REVIEW DATE 05/11/2020 BY JB Total Acres: 1.08 Total Land Value: 14,840 Market: 0 Agricultural: 0 Common: 14,840 PRINTED 11/21/2025 BY SYS