LOT 6 BLOCK 2 LAKE FOREST S/D UN
ORB 530-303, 549-11,

EDWARDS ERNEST A
780 SW VALLEY WAY
LAKE CITY, FL 32025

2027

00-00-00-07882-000

BUILDING CHARACTERISTICS

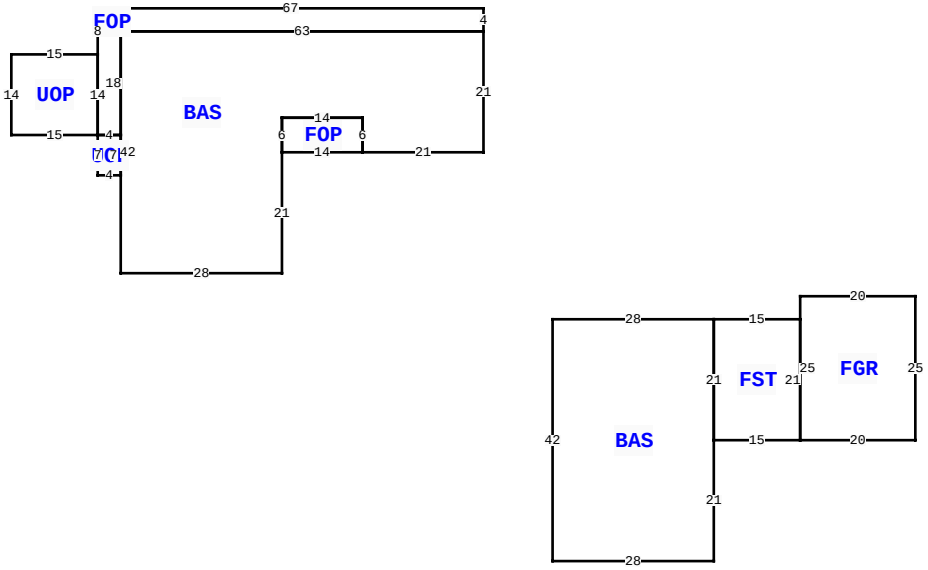
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	90,413
BAS	1,827	100		1,827	140,464
FGR	500	55		275	21,143
FOP	84	30		25	1,922
FOP	340	30		102	7,842
FST	315	55		173	13,300
UOP	28	20		6	462
UOP	210	20		42	3,229
TOTALS	4,480			3,626	278,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,626	107.5305	118.28	428,883	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 3003 HX Base Yr 2016



780 SW VALLEY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	100	2,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	278,774
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	304,074
SOH/AGL Deduction	130,001
ASSESSED VALUE	174,073
TOTAL EXEMPTION VALUE	HX HB 13 174,073
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	304,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,141

SALE:3:1: LOT 6 BLK 2 LAKE FOREST UNIT 2

SALE:2:1: LOT 6 BLK 2 LAKE FOREST

SALE:1:1: LOT 6 BLK 2 LAKE FOREST S/D UNIT 2.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0897	8/08/2014	WD	U	I	11	100
GRANTOR: CHARLES RANDALL TATE						
GRANTEE: RICHARD A COLE						
1279/0898	8/07/2014	WD	Q	I	01	145,000
GRANTOR: RICHARD A COLE (SINGL						
GRANTEE: ERNEST A EDWARDS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N4 W67 S8 UOP= W15 S14 E15 N14$ S14 UOP= S7 E4 N7 W4$ E4 N18 E63$ BAS= W63 S42 E28 N21 FOP= E14 N6W14 S6$ N6 E14 S6 E21 N21$ PTR= E40 S50 BAS= W28 S42 E28 N21 FST= E15 FGR= E20 N25 W20 S25$ N21 W15 S21$ N21$ N50 W40$.

LAND DESCRIPTION

TOTAL OB/XF 2,800

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-2	100.00	225.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.57 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS