LOT 3 EDGEWOOD ESTATES S/D.
WD 1311-1417, WD 1331-1405, WD 1

MARES ELIJAH LUIZ MINTON/HILL BRANDY NICOLE
174 SW AURORA WAY
LAKE CITY, FL 32025

2026

07-4S-17-08107-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

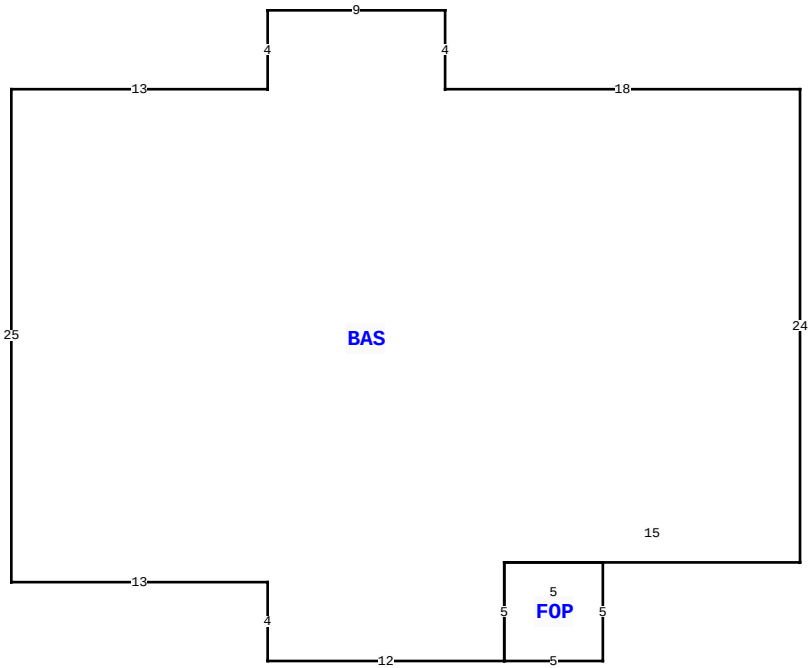
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 7417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,069	100		1,069	151,823
FOP	25	30		8	1,137
TOTALS	1,094			1,077	152,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,077	139.3476	156.07	168,087	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2022 Heated Area: 1069 HX Base Yr 2022



174 SW AURORA WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,959
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		175,459
SOH/AGL Deduction		19,649
ASSESSED VALUE		155,810
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,399
TOTAL JUST VALUE		175,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34274	SFR	391	07/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/45	7/30/2021	WD	Q	I	01	167,900
GRANTOR: DRAKE PAUL ANDERS						
GRANTEE: MARES ELIJAH LUIZ M						
1331/1405	2/17/2017	WD	Q	I	01	105,000
GRANTOR: S & D PROPERTY INVEST						
GRANTEE: PAUL ANDERS DRAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N4 W9 S4 W13 S25 E13 S4 E12 FOP= E5 N5 W5 S5 $ N5 E15 N24$.

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/22/2021 BY CP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/08/2026 BY SYS