LOT 5, 6 & 7 EDGEWOOD ESTATES S/
431-250, 696-680, 689-54, 808-13

PORTER ELIZABETH W/PORTER ANDREW K
252 SW AURORA WAY
LAKE CITY, FL 32025

2027

07-4S-17-08107-006

BUILDING CHARACTERISTICS

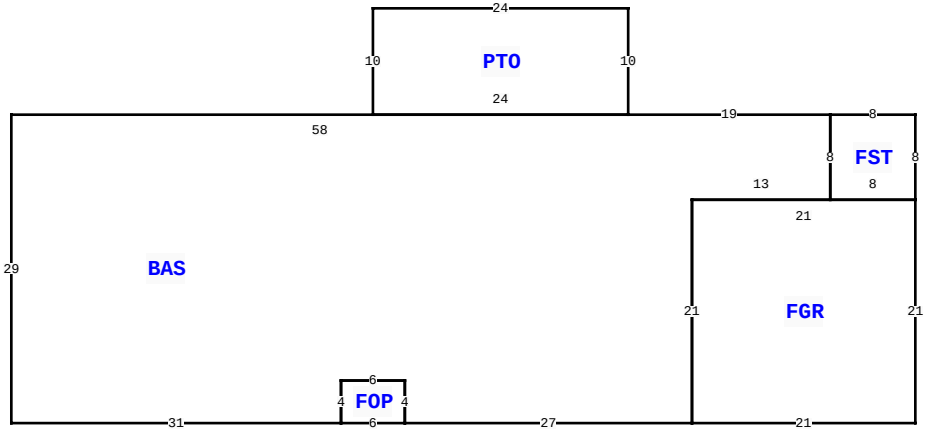
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 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	7417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100		1,936	152,795
FGR	441	55		243	19,178
FOP	24	30		7	553
FST	64	55		35	2,763
PTO	240	5		12	947
TOTALS	2,705			2,233	176,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,233	110.3860	121.42	271,131	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1936 HX Base Yr 1997



252 SW AURORA WAY, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	854	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	50	1993	1993	3	50	250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,235
TOTAL MARKET OB/XF VALUE	1,404
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	233,139
SOH/AGL Deduction	93,822
ASSESSED VALUE	139,317
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	87,906
TOTAL JUST VALUE	233,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054728	Storage Building	10,000	12/29/2025
000054654	Right-of-Way Acce		12/10/2025
000043890	Electrical Servic	0	03/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/0701	8/24/2015	WD	Q	V	05	15,000
GRANTOR: CEE-BAS INC						
GRANTEE: ANDREW K & ELIZABET						
0861/1603	6/26/1998	WD	Q	V	04	0
GRANTOR: BULLARD & FERGUSON						
GRANTEE: CEE-BAS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N10 W24 S10 E24$W58 S29 E31 FOP= E6 N4 W6S4$ N4 E6 S4 E27 FGR= E21 N21 W21 S21$ N21 E13 FST= E8 N8 W8 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 1,404

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	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
3	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2022 BY JB Total Acres: 1.30 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/17/2026 BY SYS