LOT 25 EDGEWOOD ESTATES S/D.

WD 1182-1470, WD 1371-1922, WD 1

KANDZER JERRETT/KANDZER MICHAELA
195 NE PERIWINKLE RD
MAYO, FL 32066

2027

07-4S-17-08107-025

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
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

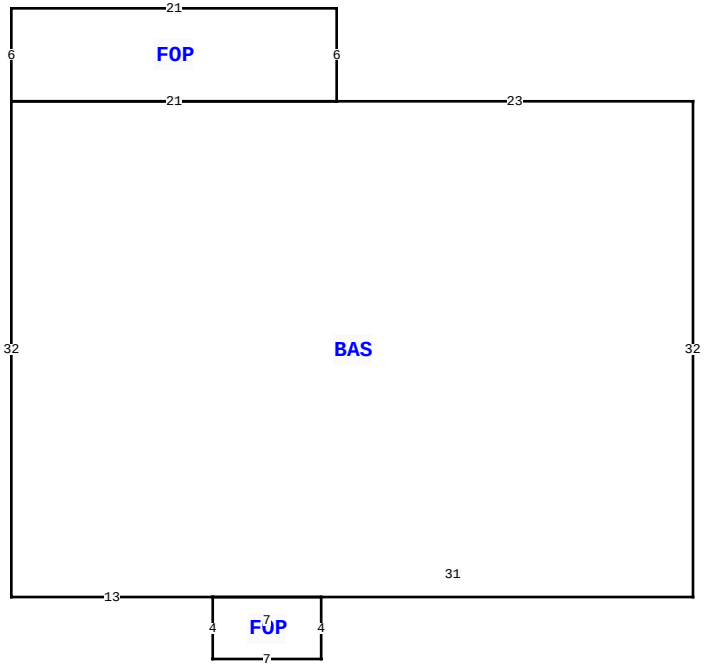
NEIGHBORHOOD/LOC 7417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100		1,408	180,645
FOP	28	30		8	1,027
FOP	126	30		38	4,876
TOTALS	1,562			1,454	186,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,454	137.2140	150.94	219,467	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2026 Heated Area: 1408 HX Base Yr



191 SW VERMONT WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0	14	22	308.00	UT	2.25	2.25	100	2010	2010	3	100	693	
2	0169	FENCE/WOOD	0	0	0	0	192.00	UT	10.50	10.50	100	2010	2010	3	100	2,016	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,547
TOTAL MARKET OB/XF VALUE	3,909
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	212,956
SOH/AGL Deduction	0
ASSESSED VALUE	212,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,956
TOTAL JUST VALUE	212,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048587	Roof Replacement	17,450	11/06/2023
000048083	Electrical Servic	0	09/12/2023
028214	SFR	481	11/13/2009
15454	SFR	365	05/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/543	1/03/2022	WD	Q	I	01	210,000
GRANTOR: CASSIDY AMY M						
GRANTEE: KANDZER JERRETT						
1371/1922	10/29/2018	WD	Q	I	01	140,000
GRANTOR: JONATHAN N & LINDSAY						
GRANTEE: AMY M CASSIDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N6 W21 S6 E21$ W21 S32 E13 FOP= S4 E7 N4 W7$ E31 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,909

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	0		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 11/20/2023 BY JS Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS