LOT 29 EDGEWOOD ESTATES S/D.
698-53, 767-1987, 852-055, 853-2

COHORST RICHARD P/COHORST FRANCES A
257 SW EDGEWOOD LANE
LAKE CITY, FL 32025

2027

07-4S-17-08107-029

BUILDING CHARACTERISTICS

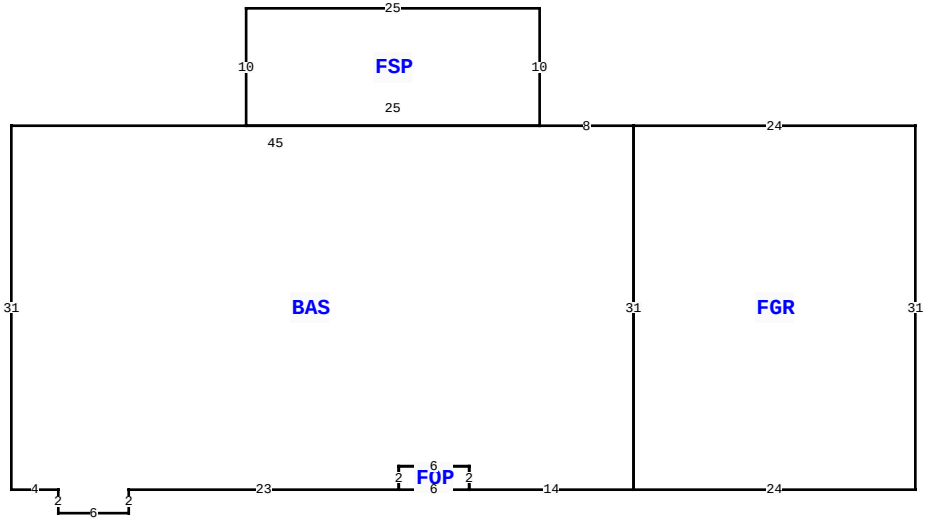
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,643	100		1,643	130,813
FGR	744	55		409	32,564
FOP	12	30		4	319
FSP	250	40		100	7,962
TOTALS	2,649			2,156	171,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	111.3560	122.49	264,088	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1643 HX Base Yr 2000



257 SW EDGEWOOD LN, 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	100	15	69	1,035.00	UT	1.40	1.40	100	0	0	3	100	1,449	
2	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
3	0070	CARPORT UF	0	100	12	20	240.00	UT	3.00	3.00	100	1993	1993	3	100	720	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	171,657
TOTAL MARKET OB/XF VALUE	3,469
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	197,626
SOH/AGL Deduction	66,097
ASSESSED VALUE	131,529
TOTAL EXEMPTION VALUE	13 HX HB 131,529
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	197,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,751

SALE:1:1: LOT 29 EDGEWOOD ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048686	Roof Replacement	17,424	11/17/2023
30334	MAINT/ALTR	0	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0885/1035	7/29/1999	WD	Q	I		105,500
GRANTOR: KING						
GRANTEE: COHORST'S						
0767/1987	11/20/1992	WD	Q	I		76,500
GRANTOR: JAMES P TAYLOR						
GRANTEE: CLARENCE W KING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N10 W25 S10 E25$ W45 S31 E4 S2 E6 N2 E23 FOP= E6 N2 W6 S2$ N2 E6 S2 E14 FGR= E24 N31 W24 S31$ N31$.

LAND DESCRIPTION

TOTAL OB/XF 3,469

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 03/27/2024 BY JS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS