LOT 34 EDGEWOOD ESTATES S/D.

379-465, 925-901, LE 1382-948, W

RANKIN CAROLYN
2184 BREAKS LN
CHULUOTA, FL 32766

2027

07-4S-17-08107-034

BUILDING CHARACTERISTICS

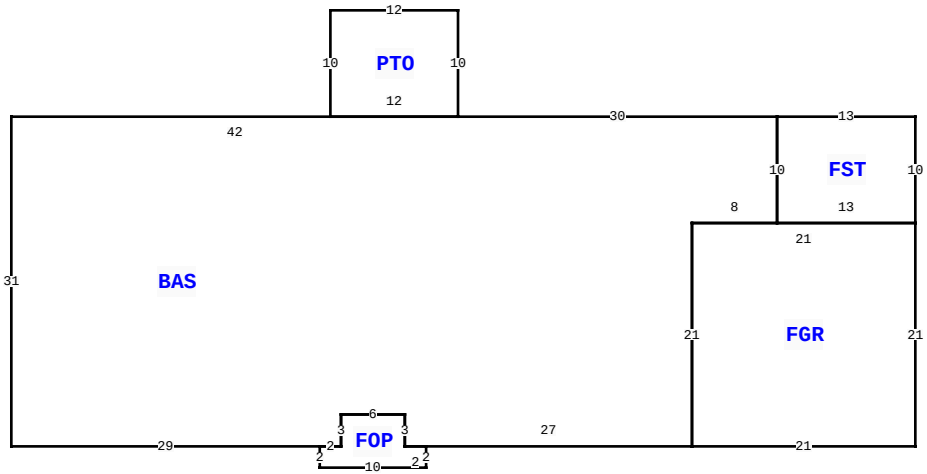
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	2,046	100		2,046	166,264
FGR	441	55		243	19,747
FOP	38	30		11	894
FST	130	55		72	5,851
PTO	120	5		6	488
TOTALS	2,775			2,378	193,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	113.6520	125.02	297,298	1977	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2027 Heated Area: 2046 HX Base Yr



120 SW TEMPY PL, 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	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	193,244
TOTAL MARKET OB/XF VALUE	550
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	216,294
SOH/AGL Deduction	0
ASSESSED VALUE	216,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,294
TOTAL JUST VALUE	216,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054848	Roof Replacement	15,898	01/21/2026
000050977	Electrical Servic	0	10/04/2024
29080	TR/TRAILER	189	12/17/2010
29061	MAINT/ALTR	25	12/13/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1922	8/18/2021	LE	U	I	14	50,000
GRANTOR: BRINCEFILED THOMAS E						
GRANTEE: RANKIN CAROLYN						
1382/0948	4/11/2019	LE	U	I	14	100
GRANTOR: THOMAS BRINCEFIELD JR						
GRANTEE: CAROLYN RANKIN (RMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 PTO= N10 W12 S10 E12$ W42 S31 E29 FOP= S2 E10 N2 W2 N3 W6 S3 W2$ E2 N3 E6 S3E27 FGR= E21 N21 W21 S21$ N21E8 FST= E13 N10 W13 S10$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 550

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 11/26/2024 BY TW Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS