LOT 36 EDGEWOOD ESTATES S/D.

439-207, 907-1238, WD 1277-1814,

BORIS SANDI R/BORIS MICHAEL H
167 SW MACKINAW WAY
LAKE CITY, FL 32025

2027

07-4S-17-08107-036

BUILDING CHARACTERISTICS

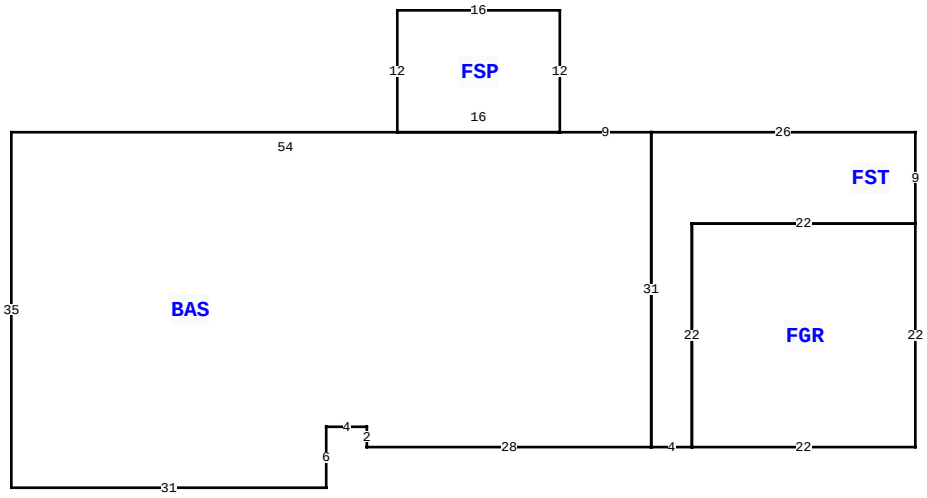
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	07	CORK/VTILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,069	100		2,069	129,737
FGR	484	55		266	16,680
FSP	192	40		77	4,828
FST	322	55		177	11,099
TOTALS	3,067			2,589	162,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	87.6960	96.47	249,761	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2069 HX Base Yr



167 SW MACKINAW 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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,345
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	186,645
SOH/AGL Deduction	0
ASSESSED VALUE	186,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,645
TOTAL JUST VALUE	186,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/1814	7/11/2014	WD	U	I	37	82,500
GRANTOR: DONALD N PRICE & DONN						
GRANTEE: SHARRON BALLANCE AN						
0907/1238	7/31/2000	WD	Q	I		114,900
GRANTOR: KUITERT'S						
GRANTEE: DONALD & DONNA PRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FSP= N12 W16 S12 E16$ W54 S35 E31 N6 E4 S2 E28 FST= E4 FGR= E22 N22 W22 S22$ N22 E22 N9 W26 S31$ N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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 03/28/2017 BY DF Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS