LOT 38 EDGEWOOD ESTATES S/D.

375-521, DC 1045-742, LE 1058-25

HOLLIS CYNTHIA GREENE
289 SW EDGEWOOD LN
LAKE CITY, FL 32025

2027

07-4S-17-08107-038

BUILDING CHARACTERISTICS

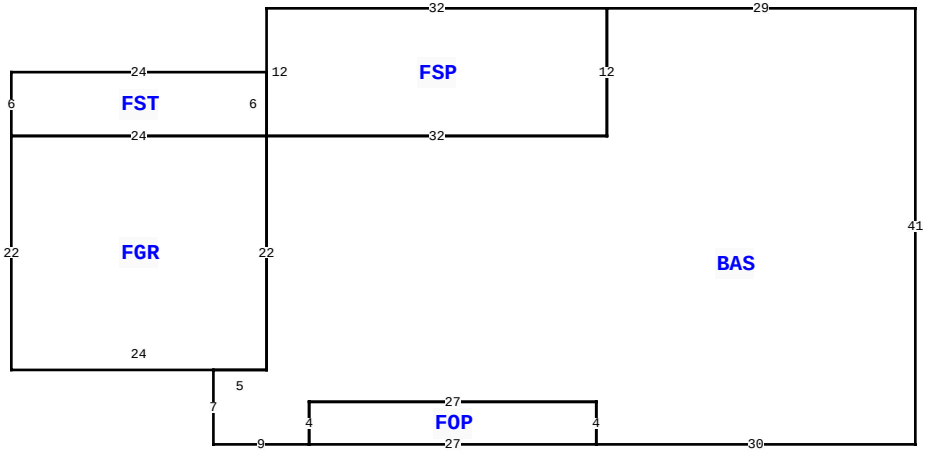
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,044	100		2,044	166,713
FGR	528	55		290	23,653
FOP	108	30		32	2,610
FSP	384	40		154	12,561
FST	144	55		79	6,443
TOTALS	3,208			2,599	211,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	114.0720	125.48	326,123	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2044 HX Base Yr 2020



289 SW EDGEWOOD LN, 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	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1,500.00	UT	2.00	2.00	100	2012	2012	3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,980
TOTAL MARKET OB/XF VALUE		5,300
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		239,780
SOH/AGL Deduction		90,132
ASSESSED VALUE		149,648
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		93,237
TOTAL JUST VALUE		239,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051567	Roof Replacement	3,500	11/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/0958	9/10/2019	WD	Q	I	01	170,000
GRANTOR: RICHARD THOMAS BOWERS						
GRANTEE: CYNTHIA GREENE HOLL						
1141/1831	1/23/2008	QC	Q	I	01	100
GRANTOR: ALBERTA L FRANK						
GRANTEE: ALBERTA L FRANK TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= W32 S12 E32 N12$ S12 W32 FST= N6 W24 S6 E24$ FGR= W24 S22 E24 N22$ S22 W5 S7 E9 FOP= E27 N4 W27 S4 $ N4 E27 S4 E30 N41$.

LAND DESCRIPTION

TOTAL OB/XF 5,300

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