LOT 41 EDGEWOOD ESTATES S/D.

519-755, 857-2065, DC 873-508, W

FRENVEY INC
P O BOX 2095
LAKE CITY, FL 32065

2027

07-4S-17-08107-041

BUILDING CHARACTERISTICS

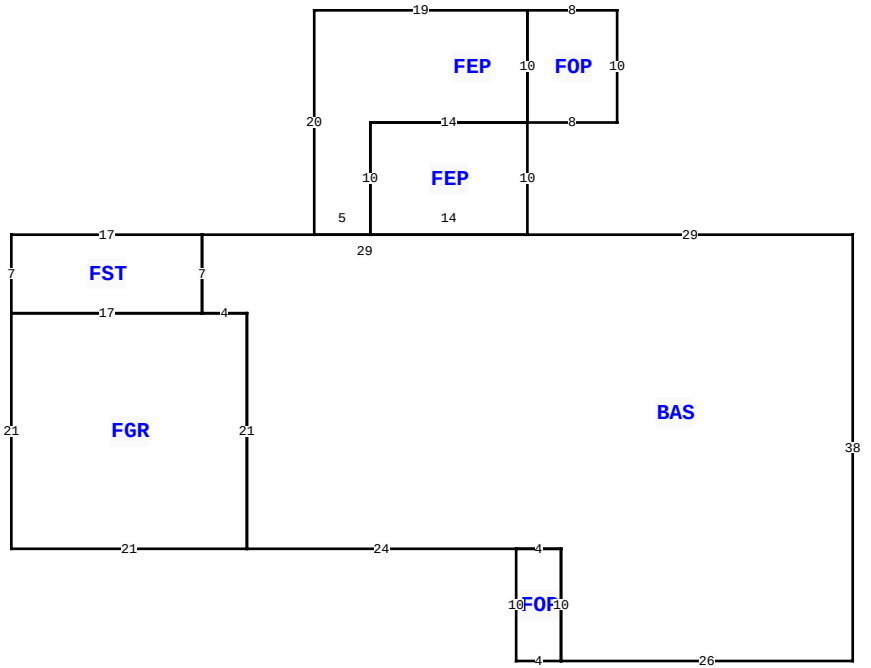
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,800	100		1,800	166,711
FEP	140	80		112	10,373
FEP	240	80		192	17,783
FGR	441	55		243	22,506
FOP	40	30		12	1,112
FOP	80	30		24	2,223
FST	119	55		65	6,020
TOTALS	2,860			2,448	226,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,448	120.2850	132.31	323,895	1979	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2024 Heated Area: 1800 HX Base Yr



166 SW MACKINAW WAY, 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	500	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	226,726
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	252,726
SOH/AGL Deduction	0
ASSESSED VALUE	252,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,726
TOTAL JUST VALUE	252,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,856

SALE:1:1: LOT 41 EDGEWOOD ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26063	ADDN SFR	175	07/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/823	2/23/2023	WD	Q	I	01	250,000
GRANTOR: MCPEAK DAVID TERRY SR						
GRANTEE: FRENVEY INC						
1377/0796	1/28/2019	WD	Q	I	01	175,900
GRANTOR: JOHN & BARBARA SPISIA						
GRANTEE: DAVID TERRY & BARBA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FEP= N10 FOP= E8 N10 W8 S10$ FEP= N10 W19 S20 E5 N10 E14 $ W14 S10 E14$ W29 FST= W17 S7 E17 N7$ S7 FGR= W17 S21 E21N21 W4$ E4 S21 E24 FOP= S10E4 N10 W4$ E4 S10 E26 N38$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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 03/23/2023 BY ME Total Acres: 0.47 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS