LOT 43 EDGEWOOD ESTATES S/D.
840-407, DC 1171-1900, WD 1171-2

GARZA DAVID/GARZA MELISSA
190 SW MACKINAW WAY
LAKE CITY, FL 32025

2026

07-4S-17-08107-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

212 SW MACKINAW WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,400
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	27,900
SOH/AGL Deduction	5,514
ASSESSED VALUE	22,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,386
TOTAL JUST VALUE	27,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40764	ELECTRICAL	0	10/22/2020
38567	PUMP/UTPOL	50	09/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1326/0206	11/21/2016	TD	U	V	18	4,500
GRANTOR: CLERK OF COURTS						
GRANTEE: DAVID & MELISSA						
1171/2144	4/22/2009	WD	Q	V	01	20,000
GRANTOR: JEANELLE G LARRAMORE						
GRANTEE: ROBERT J & ELIZABET						

BUILDING NOTES

BUILDING DIMENSIONS

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
2	0040	BARN,POLE	0	0	20	40	1.00	UT	3,600.00	3,600.00	100	2021	2020		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	0700	C	MISC RES	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 01/20/2021 BY BC Total Acres: 0.58 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/12/2026 BY SYS