LOT 44 EDGEWOOD ESTATES S/D.

WD 1301-1580, WD 1525-1415

ROBERTS MIKE
657 SW CATHERINE LN
LAKE CITY, FL 32025

2027

07-4S-17-08107-044

BUILDING CHARACTERISTICS

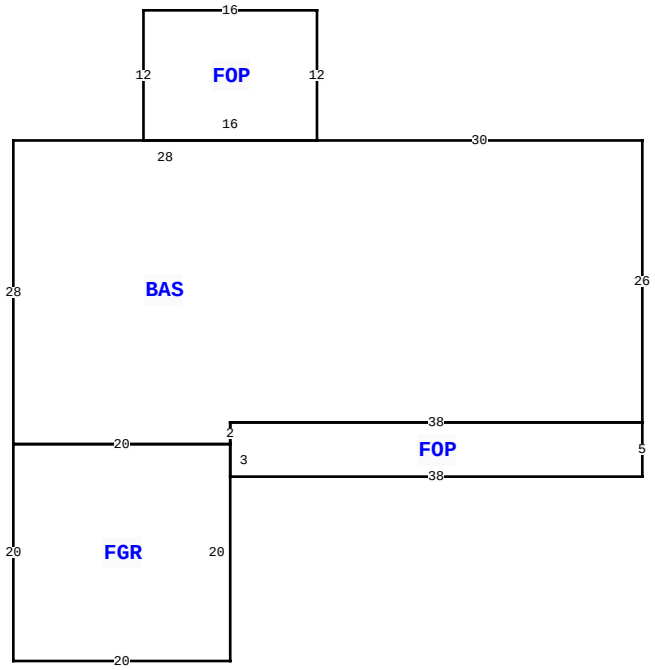
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,548	100		1,548	189,078
FGR	400	55		220	26,872
FOP	190	30		57	6,963
FOP	192	30		58	7,085
TOTALS	2,330			1,883	229,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	118.1292	129.94	244,677	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 2025 Heated Area: 1548 HX Base Yr



226 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	1,708.00	UT	2.00	2.00	100	2019	2019	3	100	3,416	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,996
TOTAL MARKET OB/XF VALUE	3,416
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	255,912
SOH/AGL Deduction	0
ASSESSED VALUE	255,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,912
TOTAL JUST VALUE	255,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38041	SFR	829	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1415	10/19/2024	QC	U	I	11	100
GRANTOR: ROBERTS TRIS ALLEN						
GRANTEE: ROBERTS MIKE						
1301/1580	9/21/2015	WD	Q	V	01	7,500
GRANTOR: CEE-BAS INC						
GRANTEE: MIKE & TRIS ALLEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= N12 W16 S12 E16$ W28 S28 FGR= S20 E20 N20 W20$
E20 FOP= S3 E38 N5 W38 S2$ N2 E38 N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,416

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 12/03/2019 BY HC Total Acres: 0.71 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS