LOT 53 EDGEWOOD ESTATES S/D.

696-47, 792-1180, 930-2369, WD 1

LAMBERT TERESA M/HELMICK SAMANTHA M
175 SW AURORA WAY
LAKE CITY, FL 32025

2027

07-4S-17-08107-053

BUILDING CHARACTERISTICS

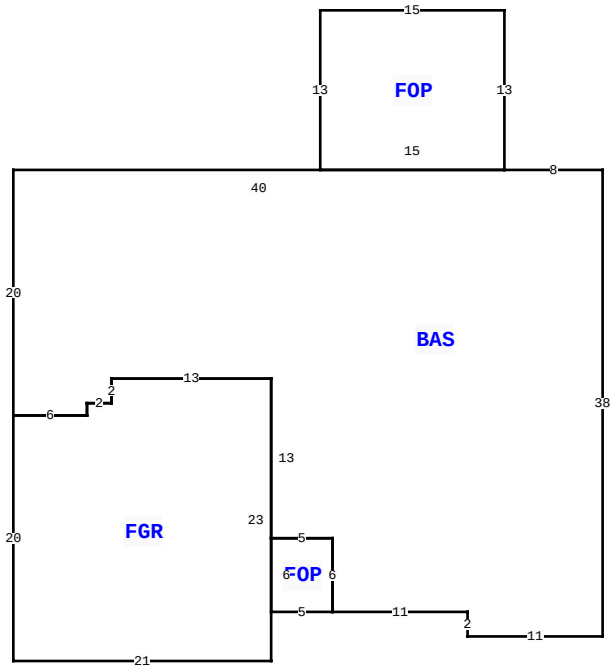
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,343	100		1,343	135,072
FGR	461	55		254	25,546
FOP	30	30		9	905
FOP	195	30		58	5,833
TOTALS	2,029			1,664	167,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,664	115.7380	127.31	211,844	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2007 Heated Area: 1343 HX Base Yr 2007



175 SW AURORA 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,063.00	UT	2.00	2.00	100	2004	2004	3	100	2,126	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,357
TOTAL MARKET OB/XF VALUE		5,326
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		195,183
SOH/AGL Deduction		66,232
ASSESSED VALUE		128,951
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,540
TOTAL JUST VALUE		195,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054028	Roof Replacement	17,199	09/10/2025
20235	SFR	258	12/17/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1504	8/27/2025	QC	U	I	11	0
GRANTOR: LAMBERT TERESA MARIE						
GRANTEE: LAMBERT TERESA M						
1539/62	2/18/2025	QC	U	I	11	100
GRANTOR: LILLEY ALISA L						
GRANTEE: LAMBERT TERESA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N13 W15 S13 E15$ W40 S20 FGR= S20 E21 N23 W13 S2 W2 S1 W6$ E6 N1 E2 N2 E13 S13 FOP= S6 E5 N6 W5 $ E5 S6 E11 S2 E11 N38$.

LAND DESCRIPTION

TOTAL OB/XF 5,326

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 10/24/2025 BY chuck Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS