LOT 55 EDGEWOOD ESTATES S/D.
376-266, 987-759, WD 996-2515, W

BORIS MARK D/BORIS POLLYANN WORTHINGTON
255 SW AURORA WAY
LAKE CITY, FL 32025

2027

07-4S-17-08107-055

BUILDING CHARACTERISTICS

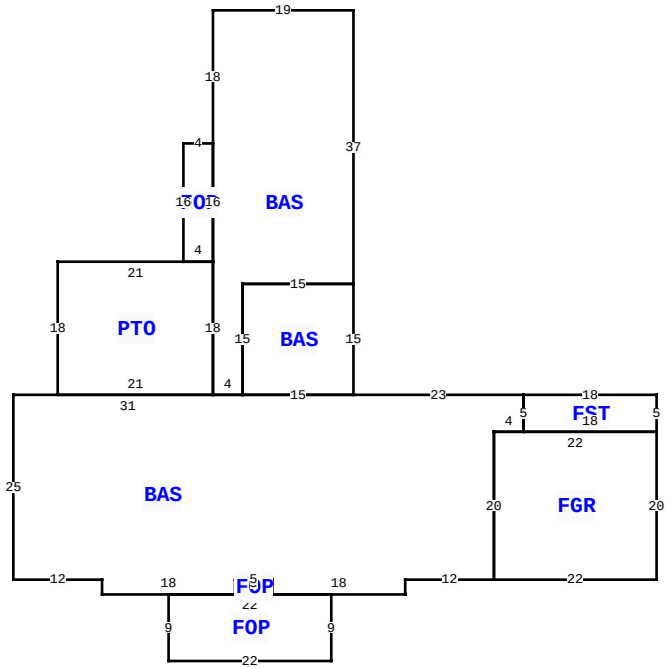
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	225	100		225	16,934
BAS	763	100		763	57,426
BAS	1,717	100		1,717	129,227
FGR	440	55		242	18,214
FOP	10	30		3	226
FOP	64	30		19	1,430
FOP	198	30		59	4,441
FST	90	55		50	3,764
PTO	378	5		19	1,430
TOTALS	3,885			3,097	233,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,097	105.2600	115.79	358,602	1976	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2705 HX Base Yr 2012



255 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
3	0296	SHED METAL	0	100	31	21	1.00	UT	0.00	0.00	100	0	0	3	100	1,011	
4	0070	CARPORT UF	0	100	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	345	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	600	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,091
TOTAL MARKET OB/XF VALUE	16,792
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	272,383
SOH/AGL Deduction	101,701
ASSESSED VALUE	170,682
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	119,271
TOTAL JUST VALUE	272,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,610

XFOB:5:1: AROUND POOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40119	ADDN SFR	0	07/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/0622	5/25/2011	WD	Q	I	01	182,000
GRANTOR: DAVID & LOUANN BLACK						
GRANTEE: MARK D BORIS & POLL						
0996/2515	10/06/2003	WD	Q	I		166,000
GRANTOR: KREITZER						
GRANTEE: DAVID & LOUANN BLAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 W15 W31 S25 E12 S2 E18 N2 E5 S2 E18 N2 E12 N20 E4 N5 $
BAS=[ORIG=-38,0] N15 E15 N37 W19 S18 S16 S18 E4 $
FGR=[ORIG=-4,25] E22 N20 W22 S20 $
PTO=[ORIG=-42,-18] W21 S18 E21 N18 $
BAS=[ORIG=-23,0] N15 W15 S15 E15 $
FOP=[ORIG=-48,36] E22 N9 W22 S9 $
FST=[ORIG=0,5] E18 N5 W18 S5 $
FOP=[ORIG=-42,-34] W4 S16 E4 N16 $
FOP=[ORIG=-39,27] E5 N2 W5 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,792

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 08/10/2020 BY BC Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS