

BEG NE COR OF SEC 8-6S-17E, W 60
582.31 FT, E 583.04 FT, N 305.15
157.86 FT, N 134.13 FT TO POB &

EDWARDS MICHAEL J/EDWARDS DEBORAH L
684 SW MARION MANN TER
LAKE CITY, FL 32024

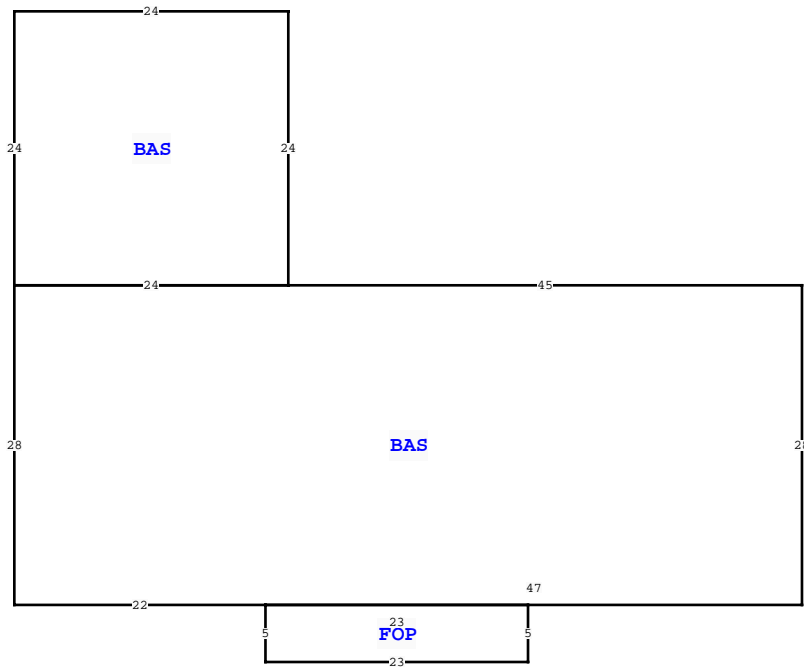
2026

08-6S-17-09622-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
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	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
BAS	1,932	100	
FOP	115	30	
TOTALS	2,623		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019		Heated Area: 2508					HX Base Yr 2019	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		198,623	
TOTAL MARKET OB/XF VALUE		7,570	
TOTAL LAND VALUE - MARKET		76,600	
TOTAL MARKET VALUE		220,097	
SOH/AGL Deduction		71,385	
ASSESSED VALUE		148,712	
TOTAL EXEMPTION VALUE		HX HB DX 56,411	
BASE TAXABLE VALUE		92,301	
TOTAL JUST VALUE		282,793	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,293	
SALE:6:1: 2 DEEDS-1 PARCEL			
SALE:5:1: 2 DEEDS-1 PARCEL			
SALE:1:1: 2 PARCELS (09629-002)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055475	Remodel	2,400	04/14/2026
000055477	Remodel	400	04/14/2026
000043550	Electrical Servic	0	01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0760	2/21/2018	WD	Q	I	01	214,000
GRANTOR: ANGEL RIFFINY SHEDDAN						
GRANTEE: MICHAEL J & DEBORAH						
1204/2522	11/15/2010	WD	Q	I	01	157,900
GRANTOR: CHARLES DEAS						
GRANTEE: ANGEL TIFFINY SHEDD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0011	BARN, BLK A	0	100	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
7,570											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026		MLU						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W45 BAS= N24 W24 S24 E24\$ W24 S28 E22 FOP= S5 E23 N5 W23\$ E47 N28\$.						

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	280.00	280.00	1,904							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,600							