LOT 1 COUNTRY SIDE ESTATES.
WD 1066-684, WD 1156-140, WD 142

EDGEWATER LIVING TRUST
2201 RIVER BLVD
JACKSONVILLE, FL 32204

2026

15-4S-17-08359-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

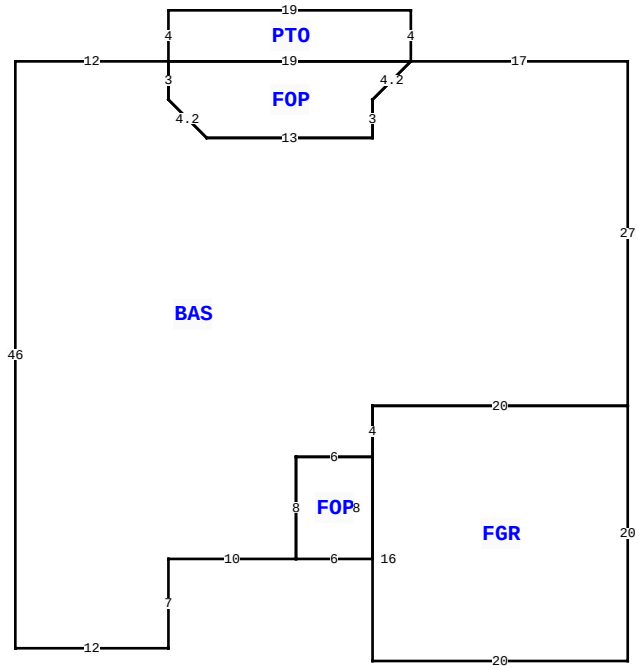
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	159,693
FGR	400	55		220	22,349
FOP	48	30		14	1,422
FOP	96	30		29	2,946
PTO	76	5		4	406
TOTALS	2,192			1,839	186,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	112.8000	128.59	236,477	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1572 HX Base Yr



165 SE VICTORIA GLN, 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	186,817
TOTAL MARKET OB/XF VALUE	2,345
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	211,662
SOH/AGL Deduction	0
ASSESSED VALUE	211,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,662
TOTAL JUST VALUE	211,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1425/906	11/16/2020	WD	U	I	30	100
GRANTOR: GOODMAN RICHARD T &						
GRANTEE: EDGEWATER LIVING TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N4 W19 S4 E19$ FOP= W19 S3 D3 R3 E13 N3 R3 U3 $ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E6 N8 W6 S8$ N8 E6 FGR= S16 E20 N20 W20 S4$ N4 E20 N27$.

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	938.00	UT	2.50	2.50	100	2005	2005	3	100	2,345	

LAND DESCRIPTION

TOTAL OB/XF 2,345

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/20/2017 BY BC Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS