COMM SW COR OF SE1/4 OF SW1/4, R
E 220 FT, S ALONG RANDALL ST 392
POB, CONT S 170.67 FT, E 170 FT,

EDENFIELD JOSHUA W/EDENFIELD ERIKA R
435 SW RANDALL TER
LAKE CITY, FL 32024-4371

2027

24-4S-16-03116-020

BUILDING CHARACTERISTICS

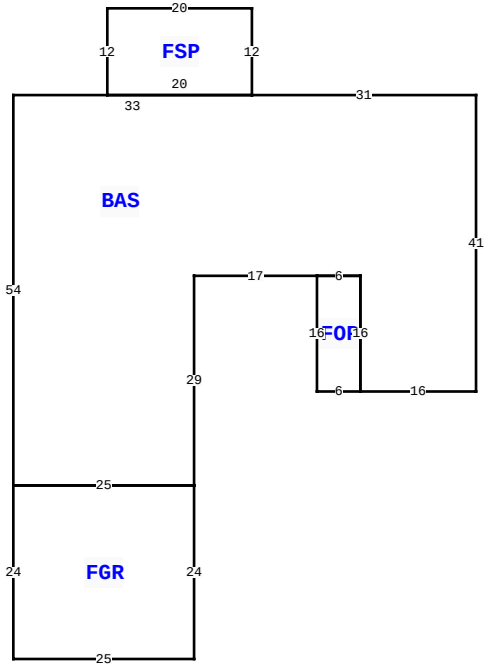
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	24416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,581	100		2,581	188,853
FGR	600	55		330	24,146
FOP	96	30		29	2,122
FSP	240	40		96	7,025
TOTALS	3,517			3,036	222,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,036	102.3360	112.57	341,763	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2581 HX Base Yr



435 SW RANDALL TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	222,146
TOTAL MARKET OB/XF VALUE	3,350
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	250,496
SOH/AGL Deduction	0
ASSESSED VALUE	250,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,496
TOTAL JUST VALUE	250,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,687

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/2044	5/15/2026	WD	Q	I	01	335,000
GRANTOR: PETERSON ZACHARY						
GRANTEE: EDENFIELD JOSHUA W						
1493/1872	6/27/2023	CT	U	I	18	160,000
GRANTOR: BALSTER BRIAN N						
GRANTEE: PETERSON ZACHARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FSP= N12 W20 S12 E20$ W33 S54 FGR= S24 E25 N24W25$
E25 N29 E17 FOP= S16 E6 N16 W6$ E6 S16 E16 N41$.

LAND DESCRIPTION

TOTAL OB/XF 3,350

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	171.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 09/21/2026 BY TP Total Acres: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS