

BEG NE COR OF NW1/4 OF SEC 31 &  
 FT, W 1220.32 FT TO E R/W OF CO  
 FT ALONG R/W, E 1220.32 FT TO PO

EDMOUNDSON ANTHONY  
 185 SW GREMLIN WAT  
 LAKE CITY, FL 32024

2026

31-4S-18-10518-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 5,320 TOTAL LAND VALUE - MARKET 120,840 TOTAL MARKET VALUE 14,282 SOH/AGL Deduction 0 ASSESSED VALUE 14,282 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,282 TOTAL JUST VALUE 126,160 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 126,160																			
DOR CODE		5500																		TIMBERLAND 80-89																			
MAP NUM		1418.00																		MKT AREA		04																	
NEIGHBORHOOD/LOC		1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																				1385 SE HIGH FALLS RD, LAKE CITY										BLD DATE		LGL DATE	04/11/2025	MLU					
EXTRA FEATURES																														XF DATE		LAND DATE		AG DATE					
L N	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	0255	MBL HOME S	0	0	12	60	720.00	UT	1.00	1.00	100	2013	2013	3	100	720																							
2	0294	SHED WOOD/	0	0	20	20	400.00	UT	15.00	15.00	75	2013	2013	3	75	4,500																							
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100																							
LAND DESCRIPTION																				TOTAL OB/XF										5,320									
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	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.14	AC		1.00	1.00	1.00	6,000.00	6,000.00	120,840																						
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	20.14	AC		1.00	1.00	1.00	445.00	445.00	8,962																						
REVIEW DATE 05/30/2025 BY TW Total Acres: 20.14 Total Land Value: 8,962 Market: 120,840 Agricultural: 8,962 Common: 0 PRINTED 06/08/2026 BY SYS																																							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053052	Electrical Servic		05/07/2025
000052656	Electrical Servic	0	03/20/2025
000052466	Right-of-Way Acce		02/28/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/2162	1/14/2022	WD U		I	30	1,000
GRANTOR: BERNIUS JEFFREY						
GRANTEE: EDMOUNDSON ANTHONY						
1020/2043	7/09/2004	AG Q	V	01		75,000
GRANTOR: J DICKS						
GRANTEE: EDMOUNDSON & BERNIU						

BUILDING NOTES

BUILDING DIMENSIONS