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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1385 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

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

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

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	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

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	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 03/24/2026 BY SYS