LOT 25 EDGEWOOD ESTATES S/D.
WD 1182-1470, WD 1371-1922, WD 1

KANDZER JERRETT/KANDZER MICHAELA
191 SW VERMONT WAY
LAKE CITY, FL 32025

**2023**

**07-4S-17-08107-025**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| 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 |
| Quality | 06 | 06 |

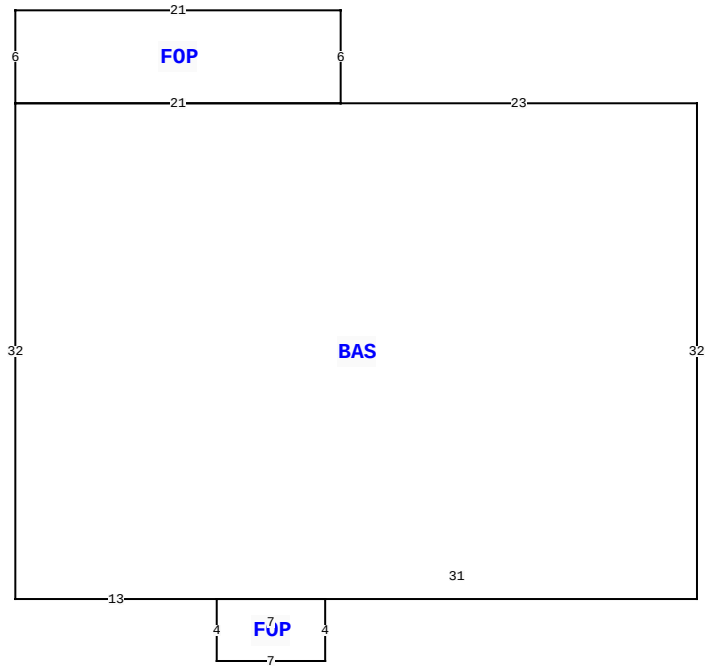
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 7417.0100 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,408 | 100 | 1,408 | 153,319 |
| FOP | 28 | 30 | 8 | 871 |
| FOP | 126 | 30 | 38 | 4,138 |
| TOTALS | 1,562 | | 1,454 | 158,328 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,454 | 128.8980 | 123.74 | 179,918 | 2010 | 2010 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1408 HX Base Yr 2023




191 SW VERMONT WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 158,328 |
| TOTAL MARKET OB/XF VALUE | | 3,909 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 180,737 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 180,737 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 130,737 |
| TOTAL JUST VALUE | | 180,737 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 028214 | SFR | 481 | 11/13/2009 |
| 15454 | SFR | 365 | 05/03/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/543 | 1/03/2022 | WD | Q | I | 01 | 210,000 |
| GRANTOR: CASSIDY AMY M | | | | | | |
| GRANTEE: KANDZER JERRETT | | | | | | |
| 1371/1922 | 10/29/2018 | WD | Q | I | 01 | 140,000 |
| GRANTOR: JONATHAN N & LINDSAY | | | | | | |
| GRANTEE: AMY M CASSIDY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 FOP= N6 W21 S6 E21$ W21 S32 E13 FOP= S4 E7 N4 W7$ E31 N32$.

## 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 | 100 | 14 | 22 | 308.00 | UT | 2.25 | 2.25 | 100 | 2010 | 2010 | 3 | 100 | 693 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 192.00 | UT | 10.50 | 10.50 | 100 | 2010 | 2010 | 3 | 100 | 2,016 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,909

| 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 | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 01/24/2022 BY CP Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/06/2023 BY SYS