

S DIV: LOTS 9 & 10 BLOCK 1 WOODL
499-194, 677-138, WD 1263-104, F

EADIE RENNY B III TRUST
1123 SE MAGNOLIA LOOP
LAKE CITY, FL 32025

2026

00-00-00-13553-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LAM/VNLPK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	102,937
FCP	240	25		60	5,399
FOP	162	30		49	4,409
USP	240	35		84	7,558
UST	72	45		32	2,880
TOTALS	1,858			1,369	123,182

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		CI	204.00	81.00	2.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,369	123.6000	138.43	189,511	1965	1965	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 1144 HX Base Yr											
1123 SE MAGNOLIA LOOP, LAKE CITY											

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

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											1
VALUATION BY											STANDARD
Tax Group: 1											Tax Dist:
BUILDING MARKET VALUE											123,182
TOTAL MARKET OB/XF VALUE											1,850
TOTAL LAND VALUE - MARKET											33,300
TOTAL MARKET VALUE											158,332
SOH/AGL Deduction											0
ASSESSED VALUE											158,332
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											158,332
TOTAL JUST VALUE											158,332
NCON VALUE											0
INCOME VALUE											0
PREVIOUS YEAR MKT VALUE											158,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1525/1706	10/21/2024	LE	U	I	14	100			
GRANTOR: EADIE RENNY B III (EN									
GRANTEE: EADIE LORI LYNN (RM									
1525/1702	10/08/2024	WD	Q	I	01	185,000			
GRANTOR: WEAVER PATRICK G									
GRANTEE: EADIE RENNY B III T									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W25 USP= N12 W20 S12 E20\$ W19 UST= W12 S6 E12 N6\$ S6 FCP= W12 S20 E12 N20\$ S20 FOP= S6 E27 N6 W27 \$ E44 N26\$.											