

LOT 25 COUNTRY VILLAGE S/D.
ORB 743-194, 768-1592, 768-1933,

EADIE JOSHUA E/EADIE AMANDA
181 SW BLAINE CT
LAKE CITY, FL 32025

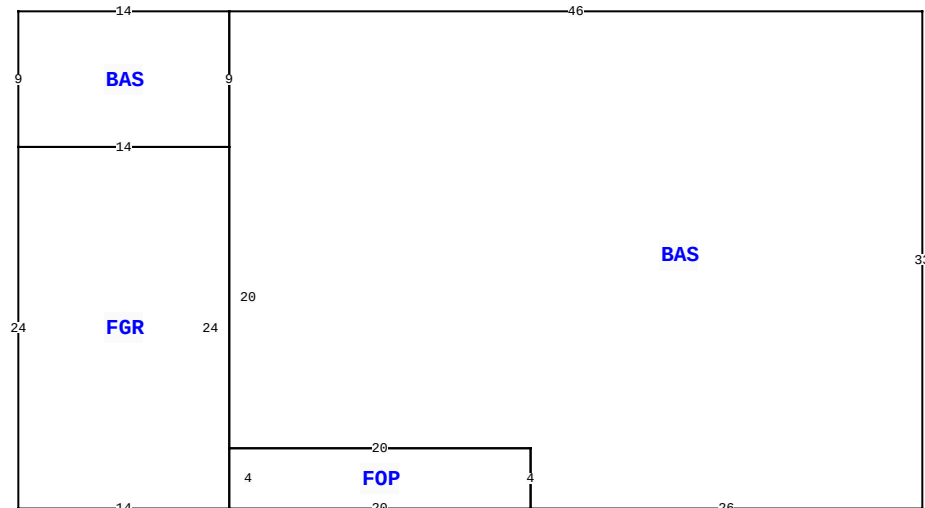
2026

07-4S-17-08120-051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
Architectural	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	7417.0200 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100		126	10,433
BAS	1,438	100		1,438	119,074
FGR	336	55		185	15,319
FOP	80	30		24	1,987
TOTALS	1,980			1,773	146,814

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	110.3480	123.59	219,125	1990	1995		0	0	33.00	67.00
1 SINGLE FAM 100% - 2005 Heated Area: 1564 HX Base Yr 2005												
												
181 SW BLAINE CT, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/21/2023 MLU												

TOTALS		1,960			1,773	146,614		
EXTRA FEATURES								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W		
1	0169	FENCE/WOOD	0	100	0	0		
2	0166	CONC, PAVMT	0	100	0	0		
3	0060	CARPORT F	0	100	0	0		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

TOTAL OB/XF												
4,750												
REVIEW DATE 03/29/2017 BY DF												
Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		146,814	
TOTAL MARKET OB/XF VALUE		4,750	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		170,064	
SOH/AGL Deduction		52,168	
ASSESSED VALUE		117,896	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		62,174	
TOTAL JUST VALUE		170,064	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053511	Roof Replacement	12,000	07/02/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1022/2590	4/20/2004	WD	Q	I	01	5,100	
GRANTOR: CITY OF LAKE CITY FLO							
GRANTEE: JOSHUA & AMANDA EAD							
1011/2851	4/05/2004	WD	Q	I		86,000	
GRANTOR: SARAH FORD DONALD WIL							
GRANTEE: JOSHUA E & AMANDA E							

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
BAS= W46 BAS= W14 S9 E14 N9S\$9 FGR= W14 S24 E14 N24\$ S20 FOP= S4 E20 N4 W20\$ E20 S4 E26 N33\$.																							