COMM SW COR OF SE1/4 OF NE1/4, R
FOR POB, CONT N 163.01 FT, E 133
163.01 FT, W 1336.94 FT TO POB.

EADIE ANTHONY W/EADIE TAMMY M
P O BOX 2594
LAKE CITY, FL 32056-2594

**2026**

**11-4S-15-00336-008**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

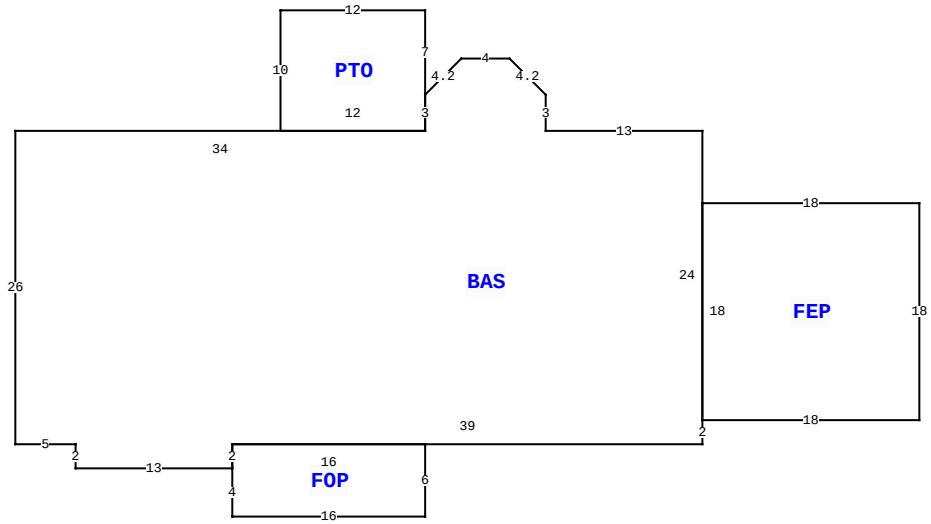
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 |
| 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 01 |
| NEIGHBORHOOD/LOC | 11415.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,559 | 100 | | 1,559 | 136,873 |
| FEP | 324 | 80 | | 259 | 22,739 |
| FOP | 96 | 30 | | 29 | 2,546 |
| PTO | 120 | 5 | | 6 | 527 |
| TOTALS | 2,099 | | | 1,853 | 162,685 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,853 | 111.5500 | 124.94 | 231,514 | 1996 | 1996 | 0 | 0 | 0 | 29.73 | 70.27 |

1 SINGLE FAM 100% - 2019 Heated Area: 1559 HX Base Yr 2019




453 SW GODBOLD AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 162,685 |
| TOTAL MARKET OB/XF VALUE | | 5,731 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 223,416 |
| SOH/AGL Deduction | | 65,893 |
| ASSESSED VALUE | | 157,523 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 106,801 |
| TOTAL JUST VALUE | | 223,416 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 225,800 |

XFOB:1:1: BEACHCOMER MH

SALE:1:1: 5 AC (1990 10 AC. TRACT - SPLIT INTO 5 E

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053234 | Electrical Servic | | 05/27/2025 |
| 11412 | SFR | 250 | 07/15/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1405/2217 | 2/04/2020 | QC | U | I | 30 | 100 |
| GRANTOR: ANTHONY W EADIE | | | | | | |
| GRANTEE: ANTHONY W EADIE & T | | | | | | |
| 1372/0366 | 11/05/2018 | QC | U | I | 11 | 100 |
| GRANTOR: RICHARD T EADIE | | | | | | |
| GRANTEE: ANTHONY W EADIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 N3 U3 L3 W4 L3 D3 PTO= N7 W12 S10 E12 N3$ S3 W34 S26 E5 S2 E13 FOP= S4 E16N6 W16 S2$ N2 E39 N2 FEP= E18 N18 W18 S18$ N24$.

## 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 | 0 | 0 | 487.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 731 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 400.00 | UT | 5.50 | 5.50 | 100 | 1996 | 1996 | 3 | 100 | 2,200 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 50 | 2005 | 2005 | 3 | 50 | 600 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 400 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,600 | |
| 6 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,731

| 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 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 55,000 | | | | | | | |

REVIEW DATE 07/10/2025 BY tommy Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS