COMM SE COR OF NE1/4 OF SW1/4, R
FT FOR POB, CONT W 441.75 FT, N
E 234.3 FT, N 294.5 FT, E 163.45

EDDINS BARBARA A
305 SW RABBIT LN
LAKE CITY, FL 32024

2026

25-3S-15-00193-003

BUILDING CHARACTERISTICS

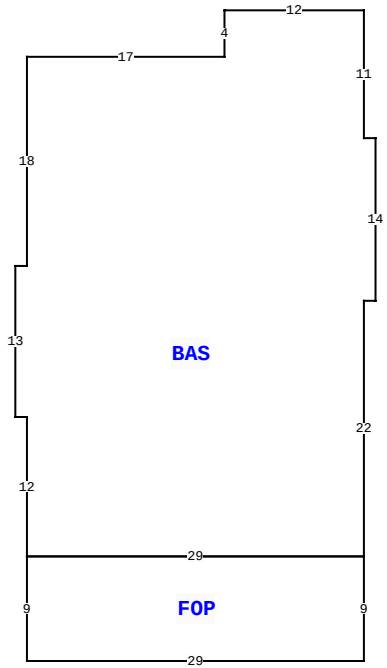
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100		1,322	72,035
FOP	261	30		78	4,250
TOTALS	1,583			1,400	76,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	74.8440	83.83	117,362	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1322 HX Base Yr



303 SW RABBIT LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,603
TOTAL MARKET OB/XF VALUE		10,186
TOTAL LAND VALUE - MARKET		54,292
TOTAL MARKET VALUE		158,081
SOH/AGL Deduction		77,142
ASSESSED VALUE		80,939
TOTAL EXEMPTION VALUE	HX HB VX	48,667
BASE TAXABLE VALUE		32,272
TOTAL JUST VALUE		158,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/0798	4/16/2010	QC	U	I	11	100
GRANTOR: BILLY DON EDDINS						
GRANTEE: BARBARA A EDDINS						
1193/0794	4/16/2010	WD	U	I	11	37,500
GRANTOR: JOHN E & HAZEL H WALL						
GRANTEE: BARBARA A EDDINS (U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N11 W12 S4 W17 S18 W1 S13 E1 S12 FOP= S9 E29 N9 W29$ E29 N22 E1 N14 W1$.

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	0021	BARN,FR AE	0	100	12	16	1.00	UT	0.00	0.00	100	1955	1955	3	100	500	
2	0080	DECKING	0	100	15	17	204.00	UT	1.50	1.50	100	0	0	3	100	306	
3	0021	BARN,FR AE	0	100	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	18	20	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,080	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 10,186

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	7.87	AC		1.00	1.00	0.75	9,000.00	6,750.00	53,122							
2	0200	C	MBL HM	100		A-1	0.00	0.00	0.13	AC		1.00	1.00	1.00	9,000.00	9,000.00	1,170							

REVIEW DATE 03/10/2016 BY DF Total Acres: 8.00 Total Land Value: 54,292 Market: 0 Agricultural: 0 Common: 54,292 PRINTED 11/18/2025 BY SYS

COMM SE COR OF NE1/4 OF SW1/4, R
FT FOR POB, CONT W 441.75 FT, N
E 234.3 FT, N 294.5 FT, E 163.45

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305 SW RABBIT LN
LAKE CITY, FL 32024

2026

25-3S-15-00193-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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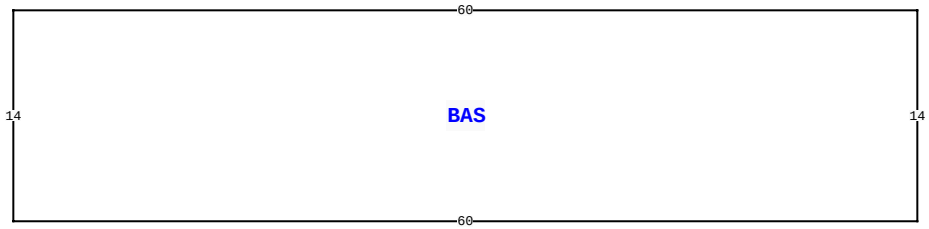
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	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	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	17,318
TOTALS	840			840	17,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	85.9000	51.54	43,294	1990	1990	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



303 SW RABBIT LN, LAKE CITY

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XF DATE		LAND DATE	04/07/2025 MLU
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GRANTOR: JOHN E & HAZEL H WALL						
GRANTEE: BARBARA A EDDINS (U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/10/2016 BY DF Total Acres: 8.00 Total Land Value: 54,292 Market: 0 Agricultural: 0 Common: 54,292 PRINTED 11/18/2025 BY SYS