S1/4 OF W 420 FT OF E1/2 OF
NW1/4 OF NW1/4.

EDDY DANIEL KARL/EDDY SHIRLEY
2022 NW COMBS TER
LAKE CITY, FL 32055

2026

30-2S-16-01788-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

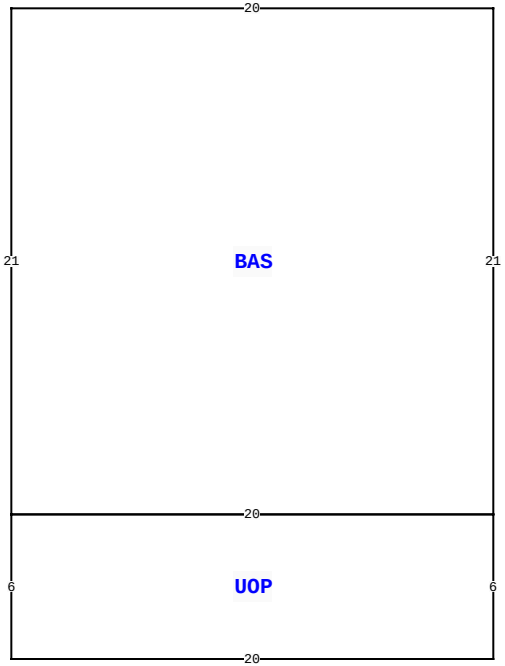
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Interior Floo	08	SHT VINYL 0
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	30216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	14,412
UOP	120	20		24	824
TOTALS	540			444	15,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	444	92.2412	57.19	25,392	1979	1979	0	0	0	40.00	60.00

1 STRG/CONV 100% - 0 Heated Area: 420 HX Base Yr



2022 NW COMBS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,235
TOTAL MARKET OB/XF VALUE		8,920
TOTAL LAND VALUE - MARKET		23,850
TOTAL MARKET VALUE		48,005
SOH/AGL Deduction		12,745
ASSESSED VALUE		35,260
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,260
TOTAL JUST VALUE		48,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,005

SALE:1:1: 3.18 AC PLUS IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049953	RV - Recreational		05/29/2024
8051	POOL	8,000	02/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0736/0952	11/30/1990	WD	Q	I		55,000

GRANTOR: RAYMOND PITTS
GRANTEE: DANIEL EDDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-46] N21 W20 S21 E20 $
UOP=[ORIG=0,-40] N6 W20 S6 E20 $
.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	7,000	
2	0166	CONC,PAVMT	0	100	17	40	680.00	UT	1.50	1.50	100	1993	1993	3	100	1,020	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 8,920

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	3.18	AC		1.00	1.00	1.00	7,500.00	7,500.00	23,850							

REVIEW DATE 01/27/2025 BY RP Total Acres: 3.18 Total Land Value: 23,850 Market: 0 Agricultural: 0 Common: 23,850 PRINTED 11/18/2025 BY SYS