

LOTS 4, 5, 20 & 21 EX W 25 FT OF
EX W 15 FT OF LOT 20 BLOCK 2 GWE
S/D UNIT 1.

BRASECKER CAREY C/BRASECKER KATHRYN
941 NW EADIE ST
LAKE CITY, FL 32055-3267

2026

31-3S-17-05973-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 06

NEIGHBORHOOD/LOC 31317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	35,980
BAS	2,821	100		2,821	151,039
FCP	483	25		121	6,479
FOP	196	30		59	3,159
FST	266	55		146	7,817
UCP	672	20		134	7,174
UGR	1,025	45		461	24,683
UOP	336	20		67	3,587

TOTALS 6,471 4,481 239,917

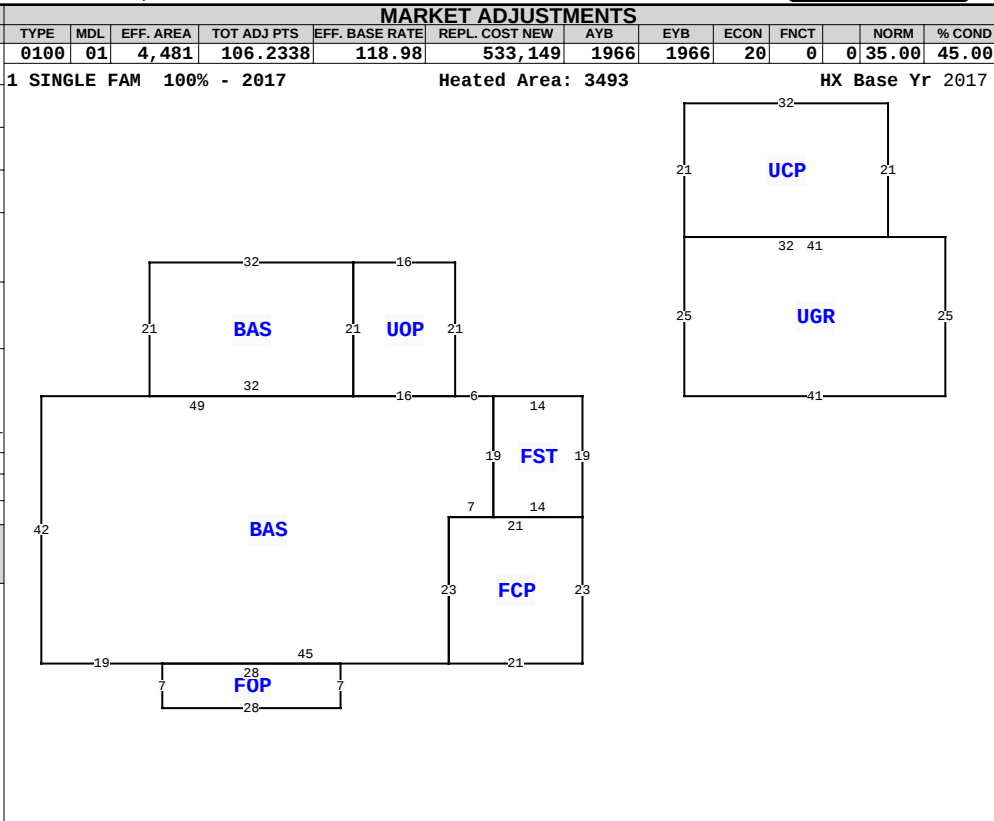
EXTRA FEATURES

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
4	0120	CLFENCE	4 0 100	0	0	675.00	UT	5.50	5.50	100	2016	2016	3	100	3,713	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P
1	0100	C	SFR	100	
2	0000	C	VAC RES	100	

REVIEW DATE 08/16/2016 BY DF



941 NW EADIE ST, LAKE CITY

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/27/2022 MLU

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
4	0120	CLFENCE	4 0 100	0	0	675.00	UT	5.50	5.50	100	2016	2016	3	100	3,713	

TOTAL OB/XF 5,763

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	*RSF-2	0.00	0.00	36,764.00	SF		1.00	1.00	0.70	0.95	0.67	
		0.00	0.00	8,712.00	SF		1.00	1.00	1.00	0.95	0.95	

Total Acres: 1.04 Total Land Value: 32,724 Market: 0 Agricultural: 0 Common: 32,724

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		239,917
TOTAL MARKET OB/XF VALUE		5,763
TOTAL LAND VALUE - MARKET		32,724
TOTAL MARKET VALUE		278,404
SOH/AGL Deduction		150,570
ASSESSED VALUE		127,834
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		72,112
TOTAL JUST VALUE		278,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30	MAINT/ALTR	50	01/17/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1347/0996	5/07/2017	WD	U	V	11

GRANTOR: ELIZABETH E MANGHAM
GRANTEE: CAREY C & KATHRYN B
1293/2352 4/29/2015 WD Q I 01 118,000
GRANTOR: ELIZABETH E MANGHAM
GRANTEE: CAREY C & KATHRYN B

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N21 W16 S21 E16\$ W16 BAS= N21 W32 S21 E32\$ W49 S42 E19 FOP= S7 E28 N7 W28\$ E45 FCP= E21 N23 W21 S23\$ N23 E7 FST= E14 N19 W14 S19\$ N19\$ PTR= E30 UGR= E41 N25W41 UCP= N21 E32 S21 W32\$ S25\$ W30\$.

PRINTED 09/30/2025 BY SYS