



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
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	06
NEIGHBORHOOD/LOC	31317.010 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,368	100		2,368	197,434
FOP	18	30		5	417
TOTALS	2,386			2,373	197,850

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0190	FPLC PF	0 100	0	0	2.00	UT	1,200.00	
3	0258	PATIO	0 100	0	0	1.00	UT	0.00	
4	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	
6	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	
7	0294	SHED WOOD/	0 100	10	12	120.00	UT	7.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	2 0.00	0.00	12,633.49

REVIEW DATE	04/01/2024	BY	JS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,373	112.3650	125.85	298,642	1952	2000	0	0	0 33.75	66.25
1 SINGLE FAM 100% - 2025 Heated Area: 2368 HX Base Yr 2025											
997 NW EADIE ST, LAKE CITY											
BLD DATE: 04/27/2022 MLU											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0190	FPLC PF	0 100	0	0	2.00	UT	1,200.00	1,200.00	100	0
3	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0
4	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1993
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	0
6	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993
7	0294	SHED WOOD/	0 100	10	12	120.00	UT	7.50	7.50	100	1993

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	2 0.00	0.00	12,633.49	SF	1.00

Total Acres:	0.29	Total Land Value:	12,002	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		197,850	
TOTAL MARKET OB/XF VALUE		19,536	
TOTAL LAND VALUE - MARKET		12,002	
TOTAL MARKET VALUE		229,388	
SOH/AGL Deduction		54,896	
ASSESSED VALUE		174,492	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		123,770	
TOTAL JUST VALUE		229,388	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048	RE ROOF		02/15/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1510/2492	3/20/2024	WD	Q	I	01	269,900	
GRANTOR: SRJ MANAGEMENT COMPAN							
GRANTEE: ROBINSON MATHEW TRA							
1383/2458	5/03/2019	WD	U	I	11	100	
GRANTOR: JEANETTE GUNTER							
GRANTEE: SRJ MANAGEMENT COMP							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W25 S20 W35 S3 W6 S13 E1S21 E18 N11 FOP= E6 N3 W6 S3\$N3 E6 S3 E41 N46\$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	12,002	PRINTED 11/18/2025 BY SYS
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