

LOT 15 BLOCK 2 UNIT 1 GWEN LAKE
492-633, 655-702, 675-384, 678-4

FORSYTH JOHN/FORSYTH DENISE
1043 NW EADIE ST
LAKE CITY, FL 32055-3267

2026

31-3S-17-05981-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	1,698	100		1,698	150,070
FOP	52	30		16	1,414
UCP	273	20		55	4,861
UST	64	45		29	2,563
TOTALS	2,087			1,798	158,908

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0258	PATIO	0	100	0	0	1.00	UT	0.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

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	13,075.58

REVIEW DATE 08/16/2016 BY DF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,798	121.4000	135.97	244,474	1958	1958	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2015 Heated Area: 1698 HX Base Yr 2015											
1043 NW EADIE ST, LAKE CITY											

TOTAL OB/XF									
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1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0258	PATIO	0	100	0	0	1.00	UT	0.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

TOTAL OB/XF									
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2	0258	PATIO	0	100	0	0	1.00	UT	0.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

Total Acres: 0.30 Total Land Value: 12,422 Market: 0 Agricultural: 0 Common: 12,422

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 1	Tax Dist:								
BUILDING MARKET VALUE	158,908								
TOTAL MARKET OB/XF VALUE	1,500								
TOTAL LAND VALUE - MARKET	12,422								
TOTAL MARKET VALUE	172,830								
SOH/AGL Deduction	77,464								
ASSESSED VALUE	95,366								
TOTAL EXEMPTION VALUE	55,722								
BASE TAXABLE VALUE	39,644								
TOTAL JUST VALUE	172,830								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	172,830								

SALE:1:1: LOT 15 BLK 2 GWEN LAKE EST UNIT 1.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1531/28	1/08/2025	LE	U	I	14	100			
GRANTOR: FORSYTH JOHN									
GRANTEE: FORSYTH JOHN (H)(EN									
1278/2161	5/08/2014	QC	U	I	11	100			
GRANTOR: DWIGHT FORSYTH (MARRI									
GRANTEE: JOHN FORSYTH (SINGL									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W62 S21 UST= S4 UCP= S21 E13 N21 W13\$ E16 N4 W16\$ E16 FOP= S4 E13 N4 W13\$ E13 S12 E33 N33\$.									

OTHER ADJUSTMENTS AND NOTES									

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