LOT 16 BLOCK 2 UNIT 1 GWEN LAKE
787-274, 793-010, 793-013, PB 10

RIVERA JOCLENE/RIVERA NESTOR AMAURY
1025 NW EADIE ST
LAKE CITY, FL 32055

2026

31-3S-17-05982-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

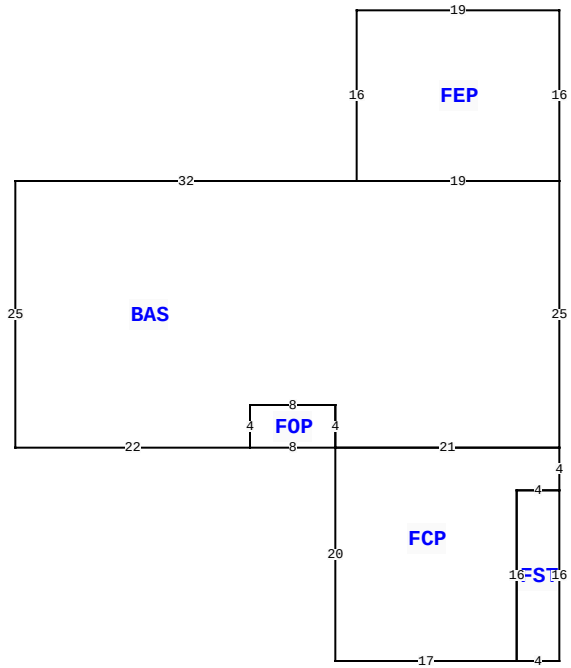
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,243	100		1,243	132,995
FCP	356	25		89	9,523
FEP	304	80		243	26,000
FOP	32	30		10	1,070
FST	64	55		35	3,745
TOTALS	1,999			1,620	173,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	136.4760	152.85	247,617	1964	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 1243 HX Base Yr 2023



1025 NW EADIE ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		173,332
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		11,903
TOTAL MARKET VALUE		186,635
SOH/AGL Deduction		2,965
ASSESSED VALUE		183,670
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		127,948
TOTAL JUST VALUE		186,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046599	Solar Power Syste	41,362	02/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1480/1143	12/02/2022	WD	Q	I	01	217,000
GRANTOR: BUZZ N BEEZ LLC						
GRANTEE: RIVERA JOCLENE						
1381/1242	3/25/2019	WD	Q	I	01	100,000
GRANTOR: RON ROBBINS						
GRANTEE: BUZZ N BEEZ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S25 E22 N4 E8 S4 E21 N25 W19 $
FCP=[ORIG=-2,25] S20 E17 N16 E4 N4 W21 $
FEP=[ORIG=19,0] N16 W19 S16 E19 $
FST=[ORIG=15,45] E4 N16 W4 S16 $
FOP=[ORIG=-10,25] E8 N4 W8 S4 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		*RSF-2	0.00	0.00	12,529.83	SF		1.00	1.00	1.00	0.95	0.95	11,903							

REVIEW DATE 12/13/2022 BY ME Total Acres: 0.29 Total Land Value: 11,903 Market: 0 Agricultural: 0 Common: 11,903 PRINTED 10/02/2025 BY SYS