LOT 18 BLOCK 2 UNIT 1 GWEN LAKE
443-29, DC 752-1432, PB 997-2717

SAPP SUE
979 NW EADIE ST
LAKE CITY, FL 32025

2026

31-3S-17-05983-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

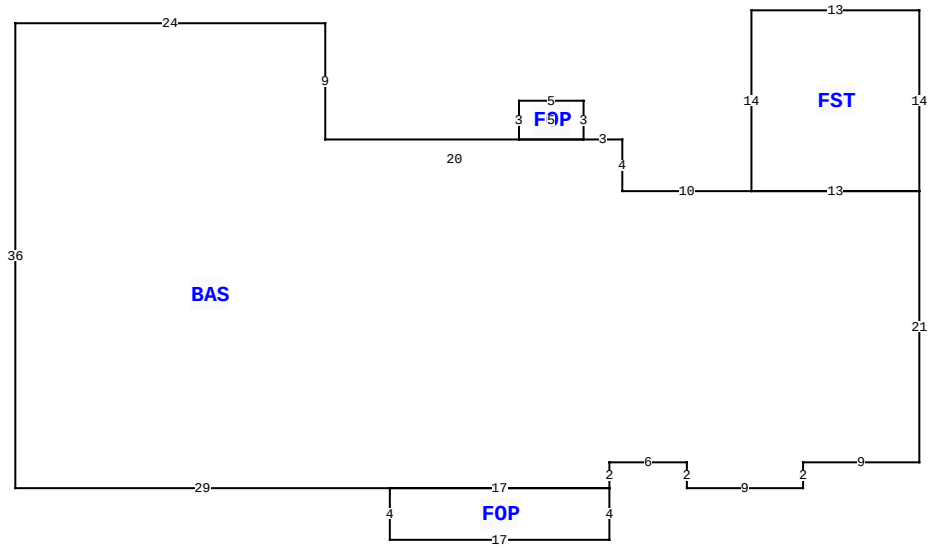
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,984	100		1,984	161,574
FOP	15	30		4	326
FOP	68	30		20	1,629
FST	182	55		100	8,144
TOTALS	2,249			2,108	171,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	111.8700	125.29	264,111	1949	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1984 HX Base Yr



979 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	171,672
TOTAL MARKET OB/XF VALUE	1,040
TOTAL LAND VALUE - MARKET	11,959
TOTAL MARKET VALUE	184,671
SOH/AGL Deduction	0
ASSESSED VALUE	184,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,671
TOTAL JUST VALUE	184,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1537/2025	4/10/2025	LE	U	I	14	100
GRANTOR: SAPP SUE BREWER (ENH						
GRANTEE: BROWNING SUZANNA KA						
1152/0592	6/06/2008	WD	Q	I		126,900
GRANTOR: MARK & LISA ABERNATHY						
GRANTEE: SUE SAPP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N4 W3 FOP= N3 W5 S3E5$ W20 N9 W24 S36 E29 FOP= S4 E17 N4 W17$ E17 N2 E6 S2 E9 N2 E9 N21 FST= N14 W13 S14 E13$ W13$.

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,040

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	0		*RSF-2	0.00	0.00	12,588.93	SF		1.00	1.00	1.00	0.95	0.95	11,959							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.29 Total Land Value: 11,959 Market: 0 Agricultural: 0 Common: 11,959 PRINTED 11/19/2025 BY SYS