LOT 24 BLOCK 2 UNIT 1 GWEN LAKE
WD 1060-1489, WD 1427-1004,

SPEIGHT KEVIN/SPEIGHT CYNTHIA ROBBINS
895 NW EADIE ST
LAKE CITY, FL 32055

**2026**

**31-3S-17-05987-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

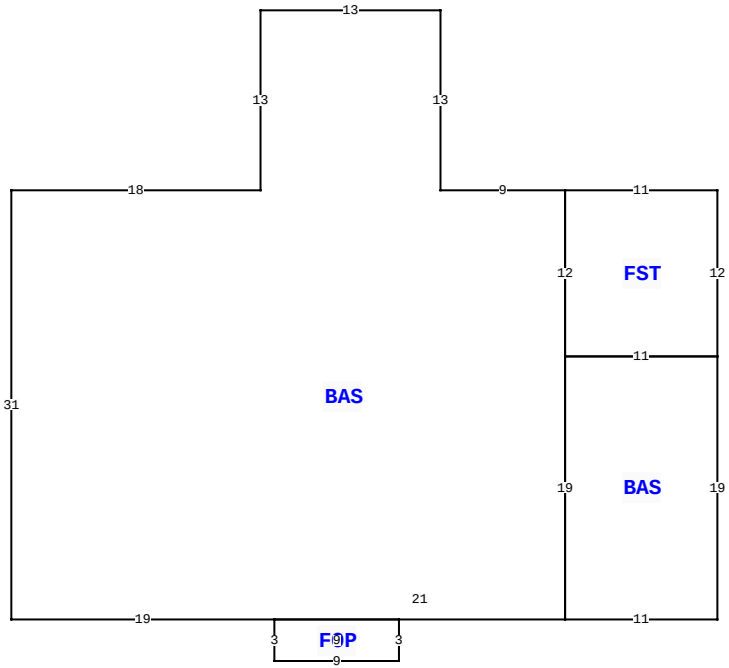
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 209 | 100 | | 209 | 17,014 |
| BAS | 1,409 | 100 | | 1,409 | 114,701 |
| FOP | 27 | 30 | | 8 | 651 |
| FST | 132 | 55 | | 73 | 5,943 |
| TOTALS | 1,777 | | | 1,699 | 138,309 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,699 | 111.8180 | 125.24 | 212,783 | 1954 | 1954 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 1618 HX Base Yr 2021




895 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 | | 138,309 |
| TOTAL MARKET OB/XF VALUE | | 3,280 |
| TOTAL LAND VALUE - MARKET | | 13,317 |
| TOTAL MARKET VALUE | | 154,906 |
| SOH/AGL Deduction | | 38,823 |
| ASSESSED VALUE | | 116,083 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 65,361 |
| TOTAL JUST VALUE | | 154,906 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 154,906 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1427/1004 | 12/29/2020 | WD | U | I | 30 | 107,000 |
| GRANTOR: ROBBINS RON | | | | | | |
| GRANTEE: SPEIGHT KEVIN | | | | | | |
| 1060/1489 | 9/29/2005 | WD | Q | I | | 120,000 |
| GRANTOR: EDITH BAKER | | | | | | |
| GRANTEE: RON ROBBINS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W9 N13 W13 S13 W18 S31 E19 FOP= S3 E9 N3 W9$ E21 BAS= E11 N19 W11 S19$ N19 FST= E11 N12 W11 S12$ N12$.

## 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 | 16 | 24 | 384.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 2,880 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,280

| 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 | 14,018.29 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 13,317 | | | | | | | |

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.32 Total Land Value: 13,317 Market: 0 Agricultural: 0 Common: 13,317 PRINTED 11/19/2025 BY SYS