LOT 10 BLOCK 1 FOREST HILLS S/D

794-1525, LE 1439-2103, LE 1502-

EADIE DEBORAH N
884 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

00-00-00-07694-000

BUILDING CHARACTERISTICS

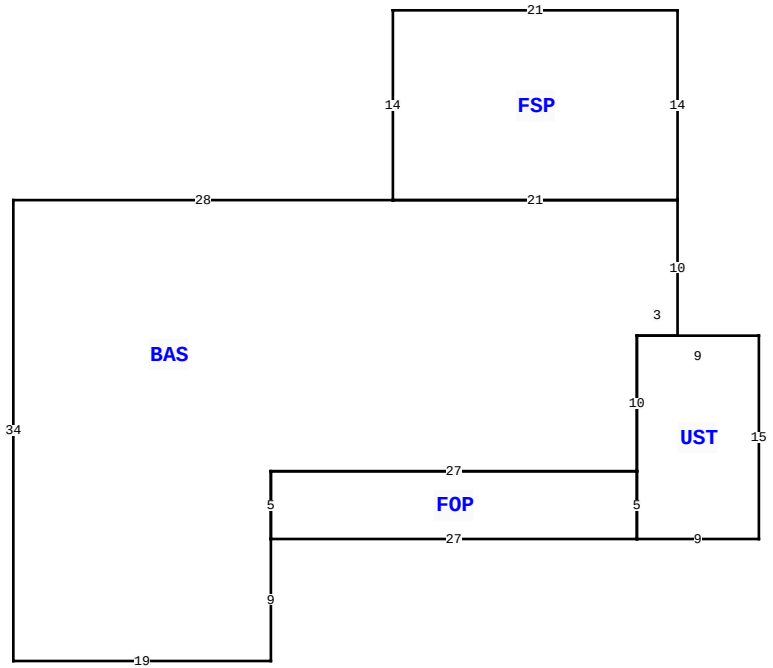
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	10	TERRAZZO 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	97,472
FOP	135	30		40	3,206
FSP	294	40		118	9,459
UST	135	45		61	4,890
TOTALS	1,780			1,435	115,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,435	112.1120	123.32	176,964	1960	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1216 HX Base Yr



264 SE PINE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	115,027
TOTAL MARKET OB/XF VALUE	550
TOTAL LAND VALUE - MARKET	15,600
TOTAL MARKET VALUE	131,177
SOH/AGL Deduction	0
ASSESSED VALUE	131,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,177
TOTAL JUST VALUE	131,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
380	ADDN SFR	50	08/29/2013
187	ADDN SFR	50	06/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/589	10/27/2023	LE	U	I	14	100
GRANTOR: EADIE DEBORAH N FKA D						
GRANTEE: EADIE DEBORAH N (EN						
1439/2103	6/10/2021	LE	U	I	14	100
GRANTOR: COX DEBORAH N						
GRANTEE: COX CHRISTOPHER C S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S34 E19 N9 FOP= E27N5 W27 S5$ N5 E27 UST= S5 E9 N15 W9 S10$ N10 E3 N10 FSP= N14 W21 S14 E21 $ W21$.

LAND DESCRIPTION

TOTAL OB/XF 550

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-	280.00	130.00	10,400.00	SF		1.00	1.00	1.00	1.50	1.50	15,600							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.24 Total Land Value: 15,600 Market: 0 Agricultural: 0 Common: 15,600 PRINTED 11/17/2026 BY SYS