E1/2 OF SE1/4 & E1/2 OF NE1/4 AS
COWCATCHER RD.

EADIE RENNY B III LIVING TRUST
884 NW SCENIC LAKE DR
LAKE CITY, FL 32055-8588

2027

06-2S-17-04672-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	6217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	316,400
TOTAL MARKET VALUE	34,282
SOH/AGL Deduction	0
ASSESSED VALUE	34,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,282
TOTAL JUST VALUE	316,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/1455	4/04/2002	WD	Q	V	03	70,000
GRANTOR: J T WOOD						
GRANTEE: RENNY B EADIE III L						
1222/0945	8/21/2001	WD	Q	V	01	100
GRANTOR: JANICE WOOD						
GRANTEE: J T WOOD						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	59.50	AC		1.00	1.00	1.00	445.00	445.00	26,478							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	23.50	AC		1.00	1.00	1.00	281.00	281.00	6,604							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	40.00	40.00	1,200							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	113.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	316,400							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 113.00 Total Land Value: 34,282 Market: 316,400 Agricultural: 34,282 Common: 0 PRINTED 11/17/2026 BY SYS