LOT 25 COUNTRY VILLAGE S/D.

ORB 743-194, 768-1592, 768-1933,

EADIE JOSHUA E/EADIE AMANDA
181 SW BLAINE CT
LAKE CITY, FL 32025

2027

07-4S-17-08120-051

BUILDING CHARACTERISTICS

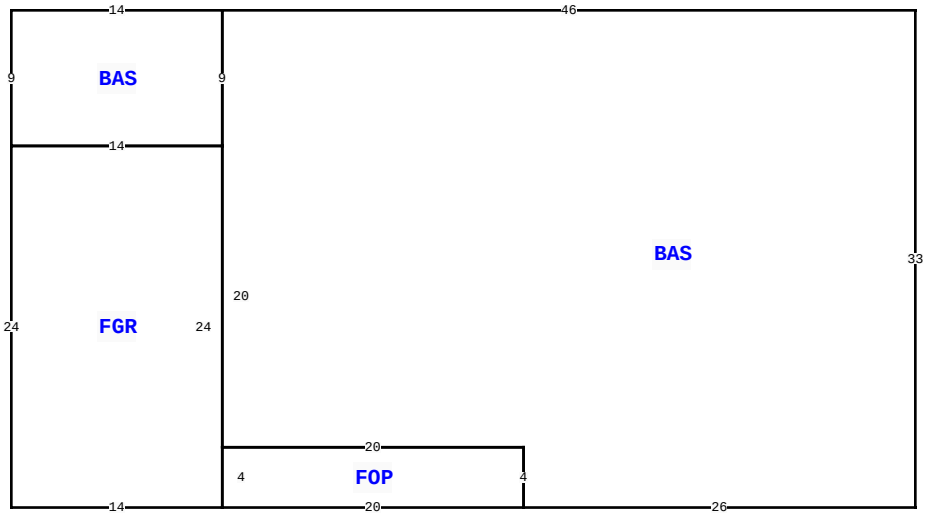
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	7417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100		126	10,247
BAS	1,438	100		1,438	116,944
FGR	336	55		185	15,045
FOP	80	30		24	1,952
TOTALS	1,980			1,773	144,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	110.3480	121.38	215,207	1990	1995	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2005 Heated Area: 1564 HX Base Yr 2005



181 SW BLAINE CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	2012	2012	3	50	750	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,189
TOTAL MARKET OB/XF VALUE		4,750
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		171,439
SOH/AGL Deduction		50,360
ASSESSED VALUE		121,079
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		64,668
TOTAL JUST VALUE		171,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053511	Roof Replacement	12,000	07/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1022/2590	4/20/2004	WD	Q	I	01	5,100
GRANTOR: CITY OF LAKE CITY FLO						
GRANTEE: JOSHUA & AMANDA EAD						
1011/2851	4/05/2004	WD	Q	I		86,000
GRANTOR: SARAH FORD DONALD WIL						
GRANTEE: JOSHUA E & AMANDA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 BAS= W14 S9 E14 N9$S9 FGR= W14 S24 E14 N24$ S20 FOP= S4 E20 N4 W20$ E20 S4 E26 N33$.

LAND DESCRIPTION

TOTAL OB/XF 4,750

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/29/2017 BY DF Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS