COMM SW COR OF SE1/4 OF NE1/4, R
FOR POB, CONT N 163.01 FT, E 133
163.01 FT, W 1336.94 FT TO POB.

EADIE ANTHONY W/EADIE TAMMY M
P O BOX 2594
LAKE CITY, FL 32056-2594

2027

11-4S-15-00336-008

BUILDING CHARACTERISTICS

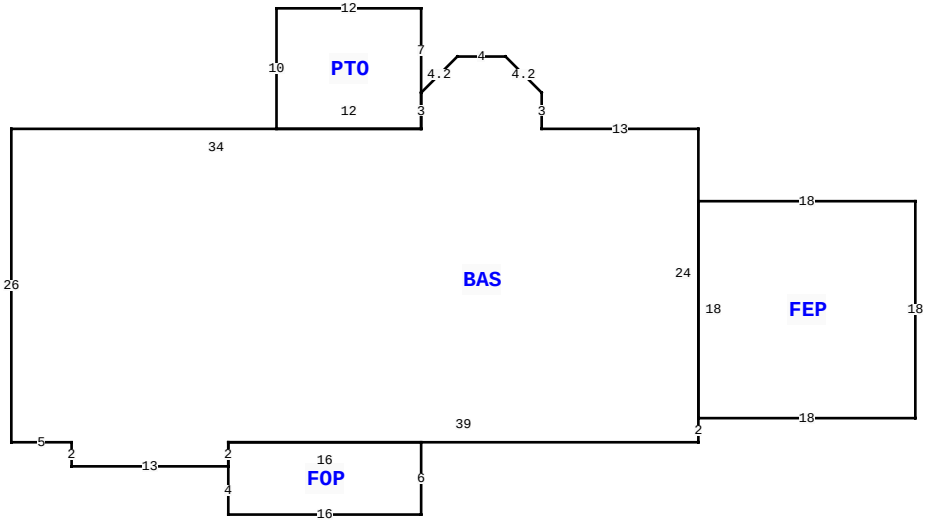
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,559	100		1,559	134,419
FEP	324	80		259	22,331
FOP	96	30		29	2,500
PTO	120	5		6	517
TOTALS	2,099			1,853	159,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	111.5500	122.70	227,363	1996	1996	0	0	0	29.73	70.27

1 SINGLE FAM 100% - 2019 Heated Area: 1559 HX Base Yr 2019



453 SW GODBOLD AVE, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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	0166	CONC,PAVMT	0	100	0	0	487.00	UT	1.50	1.50	100	1996	1996	3	100	731	
2	0210	GARAGE U	0	100	0	0	400.00	UT	5.50	5.50	100	1996	1996	3	100	2,200	
3	0060	CARPORT F	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	2005	2005	3	50	600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,768
TOTAL MARKET OB/XF VALUE		5,731
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		225,499
SOH/AGL Deduction		63,723
ASSESSED VALUE		161,776
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,365
TOTAL JUST VALUE		225,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,416

XFOB:1:1: BEACHCOMER MH

SALE:1:1: 5 AC (1990 10 AC. TRACT - SPLIT INTO 5 E

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053234	Electrical Servic		05/27/2025
11412	SFR	250	07/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/778	10/05/2026	LE	U	I	14	100
GRANTOR: EADIE ANTHONY (ENH LI						
GRANTEE: EADIE RICHARD T (RM						
1405/2217	2/04/2020	QC	U	I	30	100
GRANTOR: ANTHONY W EADIE						
GRANTEE: ANTHONY W EADIE & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N3 U3 L3 W4 L3 D3 PTO= N7 W12 S10 E12 N3$ S3 W34 S26 E5 S2 E13 FOP= S4 E16N6 W16 S2$ N2 E39 N2 FEP= E18 N18 W18 S18$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,731

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 07/10/2025 BY tommy Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS