E1/2 OF SE1/4 OF SE1/4.

648-211, 964-276, DC 107

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

2026

19-2S-17-04737-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19217.00	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

949 NW MERSHON ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,000
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	27,900
SOH/AGL Deduction	0
ASSESSED VALUE	27,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,900
TOTAL JUST VALUE	139,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13103	M H	125	09/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1074/0972	2/07/2006	WD	Q	I	03	75,000
GRANTOR: GLADYS G ROBERTS						
GRANTEE: RENNY B EADIE III T						
0962/2155	9/16/2002	WD	Q	I		85,000
GRANTOR: WILLIAM C & GLADYS RO						
GRANTEE: RENNY B EADIE III L						

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	0297	SHED CONCR	0	0	7	12	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
2	0020	BARN,FR	0	0	24	30	4.00	UT	2,250.00	2,250.00	100	1998	1998	3	100	9,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
6	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 19,000

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					20.00	AC		1.00	1.00	1.00	445.00	445.00	8,900							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	120,000							

REVIEW DATE 08/03/2015 BY DF Total Acres: 20.00 Total Land Value: 8,900 Market: 120,000 Agricultural: 8,900 Common: 0 PRINTED 05/12/2026 BY SYS