SW1/4 EX E1/2 OF SW1/4 OF SW1/4.
486-445, 499-503, 508-330, 643-3

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

2026

20-2S-17-04754-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20217.00	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

371 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	21,235
TOTAL LAND VALUE - MARKET	448,000
TOTAL MARKET VALUE	80,265
SOH/AGL Deduction	0
ASSESSED VALUE	80,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,265
TOTAL JUST VALUE	469,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1250/1486	2/25/2013	QC	U	I	11	100
GRANTOR: RENNY B EADIE III						
GRANTEE: RENNY B EADIE III T						
1075/0398	2/22/2006	WD	Q	I		70,000
GRANTOR: JOBIE D & FRANCES JOY						
GRANTEE: RENNY B EADIE III						

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
1	0296	SHED METAL	0	0	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	500	
3	0166	CONC,PAVMT	0	0	0	0	1,734.00	UT	1.26	1.26	100	1993	1993	3	100	2,185	
4	0070	CARPORT UF	0	0	29	31	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
6	0263	PRCH,USP	0	0	29	19	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
9	0070	CARPORT UF	0	0	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
10	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 20,135

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	3,200							
2	5700	A	TIMBER 4	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	227.00	227.00	2,270							
3	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	3,200							
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	445.00	445.00	35,155							
5	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
6	6200	A	PASTURE 3	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	280.00	280.00	11,200							

REVIEW DATE 08/03/2015 BY DF Total Acres: 140.00 Total Land Value: 59,030 Market: 441,600 Agricultural: 52,630 Common: 6,400 PRINTED 05/14/2026 BY SYS

SW1/4 EX E1/2 OF SW1/4 OF SW1/4.
486-445, 499-503, 508-330, 643-3

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371 NW MERSHON ST, LAKE CITY

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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
11	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
12	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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
7	9910	M	MKT.VAL.AG	0					138.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	441,600							

REVIEW DATE 08/03/2015 BY DF Total Acres: 140.00 Total Land Value: 59,030 Market: 441,600 Agricultural: 52,630 Common: 6,400 PRINTED 05/14/2026 BY SYS