COMM NE COR, S 1987.45 FT TO C/L
TO S R/W OF SAID RD, W 335.5 FT
13 DEG 718.34 FT TO S LINE OF NE

EADIE ROBERT M/EADIE LINDA L
508 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-002

BUILDING CHARACTERISTICS

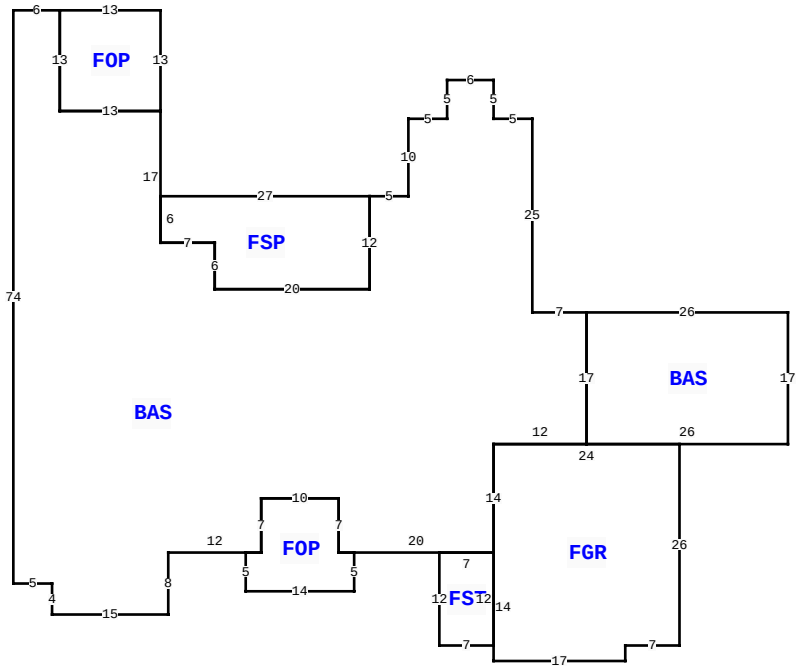
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		22316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100		442	40,507
BAS	3,396	100		3,396	311,228
FGR	658	55		362	33,176
FOP	140	30		42	3,849
FOP	169	30		51	4,674
FSP	282	40		113	10,356
FST	84	55		46	4,216
TOTALS	5,171			4,452	408,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,452	125.9060	138.50	616,602	1992	1992	0	0	0	33.83	66.17

1 SINGLE FAM 0% - 0 Heated Area: 3838 HX Base Yr



508 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	408,006
TOTAL MARKET OB/XF VALUE	39,811
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	546,817
SOH/AGL Deduction	0
ASSESSED VALUE	546,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	546,817
TOTAL JUST VALUE	546,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1588	7/14/2026	LE	U	I	14	100
GRANTOR: EADIE ROBERT M						
GRANTEE: EADIE ROBERT M (ENH						
1176/2079	6/26/2009	WD	Q	I	01	385,000
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: ROBERT M & LINDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N5 W6 S5 W5 S10 W5 FSP= S12 W20 N6 W7 N6 E27$ S12 W20 N6 W7 N17 FOP= N13 W13 S13 E13$W13 N13 W6 S74 E5 S4 E15 N8 E12 N7 E10 S7 FOP= E2 S5 W14 N5 E2 N7 E10 S7$ E20FST= W7 S12 E7 N12$ FGR= S14 E17 N2 E7 N26 W24 S14$ N14E12 N17 BAS= E26 S17 W26 N17$W7 N25$.

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	0280	POOL R/CON	0	0	12	28	336.00	UT	140.00	140.00	100	1993	1993	3	40	18,816	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	0	0	0	6,700.00	UT	1.05	1.05	100	0	0	3	100	7,035	
4	0282	POOL ENCL	0	0	0	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000	
5	0083	DOCK-LAKE	0	0	0	0	100.00	UT	11.50	11.50	100	1993	1993	3	40	460	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	3,000	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 39,811

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	0133	C	SFR LAKE	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	99,000.00	99,000.00	99,000							

REVIEW DATE 02/20/2023 BY KS Total Acres: 1.78 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/16/2026 BY SYS