LOTS 21 & 22 WOODBOROUGH PHASE 1
693-576, 809-2704, WD 1289-207,

EADIE RENNY B III/EADIE DEBORAH N
884 NW SCENIC LAKE DR
LAKE CITY, FL 32055-8588

2027

22-3S-16-02268-222

BUILDING CHARACTERISTICS

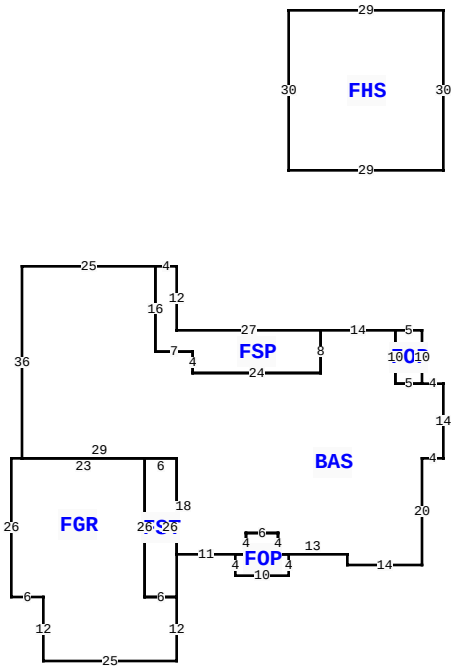
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	2,718	100		2,718	258,058
FGR	950	55		522	49,561
FHS	870	60		522	49,561
FOP	50	30		15	1,424
FOP	64	30		19	1,804
FSP	268	40		107	10,159
FST	156	55		86	8,165
TOTALS	5,076			3,989	378,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,989	125.0865	137.60	548,886	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2016 Heated Area: 3588 HX Base Yr 2016



884 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
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	5,092.00	UT	1.50	1.50	20	0	0	3	20	1,528	
2	0080	DECKING	0	100	0	0	1,341.00	UT	1.50	1.50	100	0	0	3	100	2,012	
3	0040	BARN,POLE	0	100	20	20	400.00	UT	2.00	2.00	100	0	0	3	100	800	
4	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	1994	1994	3	40	13,440	
5	0080	DECKING	0	100	4	94	376.00	UT	1.50	1.50	100	1998	1998	3	100	564	
6	0282	POOL ENCL	0	100	32	55	1,780.00	UT	15.00	15.00	100	1998	1998	3	40	10,680	
7	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1993	1993	3	100	2,750	
8	0266	PRCH,FEP	0	100	0	0	1.00	UT	25,000.00	25,000.00	100	1993	1993	3	100	25,000	
9	0083	DOCK-LAKE	0	100	0	0	2,084.00	UT	5.75	5.75	100	2014	2014	3	40	4,793	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 63,767

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	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	99,000.00	99,000.00	198,000							

REVIEW DATE 02/20/2023 BY KS Total Acres: 5.42 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		378,731
TOTAL MARKET OB/XF VALUE		68,567
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		645,298
SOH/AGL Deduction		69,877
ASSESSED VALUE		575,421
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		524,010
TOTAL JUST VALUE		645,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14348	PUMP/UTPOL	30	08/03/1998
8815	POOL	125	09/06/1994
7982	SFR	0	01/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/586	10/27/2023	LE	U	I	14	100
GRANTOR: EADIE RENNY N III						
GRANTEE: EADIE DEBORAH N LIV						
1289/0207	2/10/2015	WD	Q	I	01	525,000
GRANTOR: CARL L & JOAN ALLISON						
GRANTEE: RENNY B EADIE III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FOP= N10 W5 S10 E5$ W5 N10 W14 FSP= W27 N12 W4 S16 E7 S4 E24 N8$ S8 W24 N4 W7N16 W25 S36 FGR= W2 S26 E6 S12 E25 N12 FST= N26 W6 S26 E6$ W6 N26 W23$ E29 S18 E11 FOP= S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E13 S2 E14 N20 E4 N14$ PTR= N40 FHS= N30 W29 S30 E29$ S40$.

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

TOTAL OB/XF 4,800

LAND DESCRIPTION

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

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