

COMM SE COR OF NE1/4 OF SW1/4, R
 FT FOR POB, CONT W 441.75 FT, N
 E 234.3 FT, N 294.5 FT, E 163.45

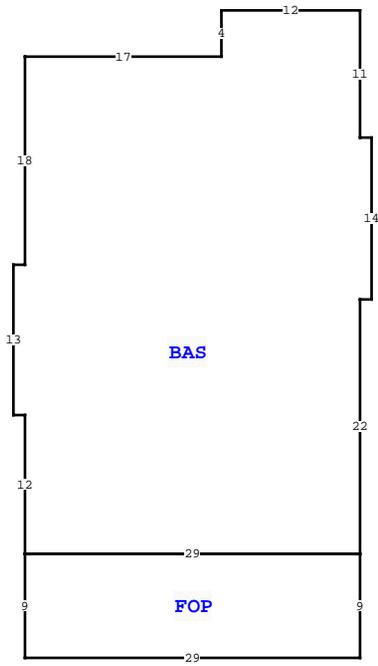
EDDINS BARBARA A
 305 SW RABBIT LN
 LAKE CITY, FL 32024

2026

25-3S-15-00193-003

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	90		
Exterior Wall	31	VINYL SID	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	09	PINE WOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural Units	05	CONV	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	25315.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100		1,322	73,315
FOP	261	30		78	4,326
TOTALS	1,583			1,400	77,641

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,400	74.8440	85.32	119,448	1955	1955	0	0	35.00	65.00	
1 SINGLE FAM			100% - 0	Heated Area: 1322			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,825
TOTAL MARKET OB/XF VALUE			10,186
TOTAL LAND VALUE - MARKET			60,325
TOTAL MARKET VALUE			166,336
SOH/AGL Deduction			85,597
ASSESSED VALUE			80,739
TOTAL EXEMPTION VALUE	HX HB VX		48,467
BASE TAXABLE VALUE			32,272
TOTAL JUST VALUE			166,336
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/0798	4/16/2010	QC	U	I	11	100
GRANTOR: BILLY DON EDDINS						
GRANTEE: BARBARA A EDDINS						
1193/0794	4/16/2010	WD	U	I	11	37,500
GRANTOR: JOHN E & HAZEL H WALL						
GRANTEE: BARBARA A EDDINS (U)						

EXTRA FEATURES																
L N	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	0021	BARN,FR AE	0	100	12	16	1.00	UT	0.00	100	1955	1955	3	100	500	
2	0080	DECKING	0	100	15	17	204.00	UT	1.50	100	0	0	3	100	306	
3	0021	BARN,FR AE	0	100	12	24	1.00	UT	0.00	100	1993	1993	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	18	20	1.00	UT	0.00	100	2005	2005	3	100	1,080	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	100	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	600	

TOTAL OB/XF												
303 SW RABBIT LN, LAKE CITY												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/22/2026			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= N11 W12 S4 W17 S18 W1 S13 E1 S12 FOP= S9 E29 N9 W29\$ E29 N22 E1 N14 W1\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	7.87	AC		1.00	1.00	0.75	10,000.00	7,500.00	59,025								
2	0200	C	MBL HM	100		A-1	0.00	0.00	0.13	AC		1.00	1.00	1.00	10,000.00	10,000.00	1,300								

