LOTS 4, 5, 20 & 21 EX W 25 FT OF
EX W 15 FT OF LOT 20 BLOCK 2 GWE
S/D UNIT 1.

BRASECKER CAREY C/BRASECKER KATHRYN
941 NW EADIE ST
LAKE CITY, FL 32055-3267

2027

31-3S-17-05973-000

BUILDING CHARACTERISTICS

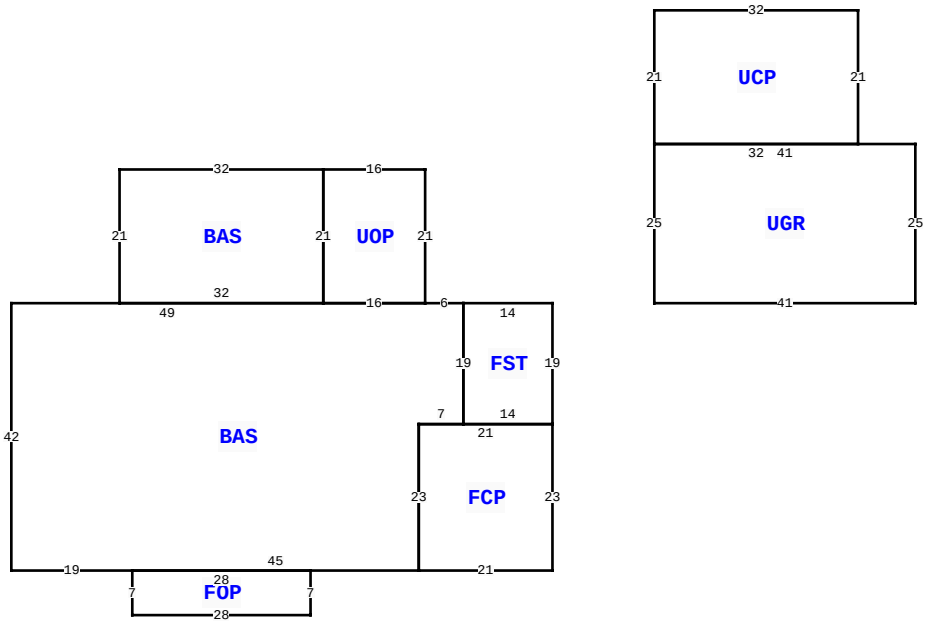
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	35,339
BAS	2,821	100		2,821	148,348
FCP	483	25		121	6,363
FOP	196	30		59	3,103
FST	266	55		146	7,678
UCP	672	20		134	7,047
UGR	1,025	45		461	24,242
UOP	336	20		67	3,524
TOTALS	6,471			4,481	235,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,481	106.2338	116.86	523,650	1966	1966	20	0	0	35.00	45.00

1 SINGLE FAM 100% - 2017 Heated Area: 3493 HX Base Yr 2017



941 NW EADIE ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		235,642
TOTAL MARKET OB/XF VALUE		5,763
TOTAL LAND VALUE - MARKET		37,891
TOTAL MARKET VALUE		279,296
SOH/AGL Deduction		148,010
ASSESSED VALUE		131,286
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		74,875
TOTAL JUST VALUE		279,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30	MAINT/ALTR	50	01/17/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0996	5/07/2017	WD	U	V	11	100
GRANTOR: ELIZABETH E MANGHAM						
GRANTEE: CAREY C & KATHRYN B						
1293/2352	4/29/2015	WD	Q	I	01	118,000
GRANTOR: ELIZABETH E MANGHAM						
GRANTEE: CAREY C & KATHRYN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N21 W16 S21 E16$ W16 BAS= N21 W32 S21 E32$ W49 S42 E19 FOP= S7 E28 N7 W28$ E45 FCP= E21 N23 W21 S23$ N23 E7 FST= E14 N19 W14 S19$ N19$ PTR= E30 UGR= E41 N25W41 UCP= N21 E32 S21 W32$ S25$ W30$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
4	0120	CLFENCE 4	0	100	0	0	675.00	UT	5.50	5.50	100	2016	2016	3	100	3,713	

LAND DESCRIPTION

TOTAL OB/XF 5,763

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	0100	C	SFR	100		*RSF-2	0.00	0.00	36,764.00	SF		1.00	1.00	0.70	1.10	0.77	28,308							
2	0000	C	VAC RES	100			0.00	0.00	8,712.00	SF		1.00	1.00	1.00	1.10	1.10	9,583							

REVIEW DATE 08/16/2016 BY DF Total Acres: 1.04 Total Land Value: 37,891 Market: 0 Agricultural: 0 Common: 37,891 PRINTED 11/17/2026 BY SYS