LOT 17 BLOCK 2 GWEN LAKE ESTATES

835-1427, 965-1868, WD 1098, 123

ROBINSON MATHEW TRAY/ROBINSON RACHEL ROCKENBACH
997 NW EADIE ST
LAKE CITY, FL 32055

2027

31-3S-17-05976-000

BUILDING CHARACTERISTICS

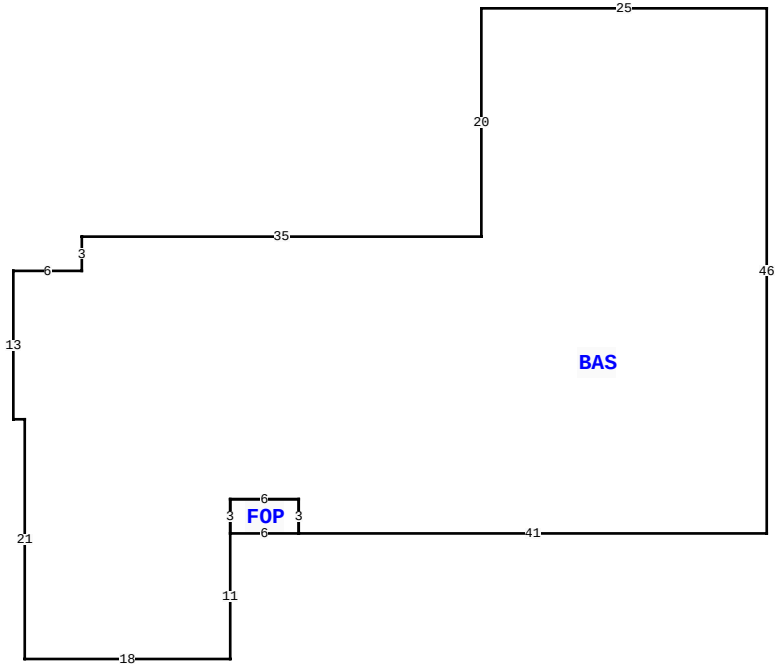
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	2,368	100		2,368	193,904
FOP	18	30		5	409
TOTALS	2,386			2,373	194,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	112.3650	123.60	293,303	1952	2000	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2025 Heated Area: 2368 HX Base Yr 2025



997 NW EADIE ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
7	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		194,313
TOTAL MARKET OB/XF VALUE		19,536
TOTAL LAND VALUE - MARKET		15,792
TOTAL MARKET VALUE		229,641
SOH/AGL Deduction		50,437
ASSESSED VALUE		179,204
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,793
TOTAL JUST VALUE		229,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048	RE ROOF		02/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/2492	3/20/2024	WD	Q	I	01	269,900
GRANTOR: SRJ MANAGEMENT COMPAN						
GRANTEE: ROBINSON MATHEW TRA						
1383/2458	5/03/2019	WD	U	I	11	100
GRANTOR: JEANETTE GUNTER						
GRANTEE: SRJ MANAGEMENT COMP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S20 W35 S3 W6 S13 E1S21 E18 N11 FOP= E6 N3 W6 S3$N3 E6 S3 E41 N46$.

LAND DESCRIPTION

TOTAL OB/XF 19,536

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	12,633.49	SF		1.00	1.00	1.00	1.25	1.25	15,792							

REVIEW DATE 04/01/2024 BY JS Total Acres: 0.29 Total Land Value: 15,792 Market: 0 Agricultural: 0 Common: 15,792 PRINTED 11/17/2026 BY SYS