LOTS 12 & 13 BLOCK 2 UNIT 1 GWEN ESTATES S/D.

DANKO CHARLES R/DANKO JENNIFER M
1079 NW EADIE ST
LAKE CITY, FL 32055

2027

31-3S-17-05980-000

BUILDING CHARACTERISTICS

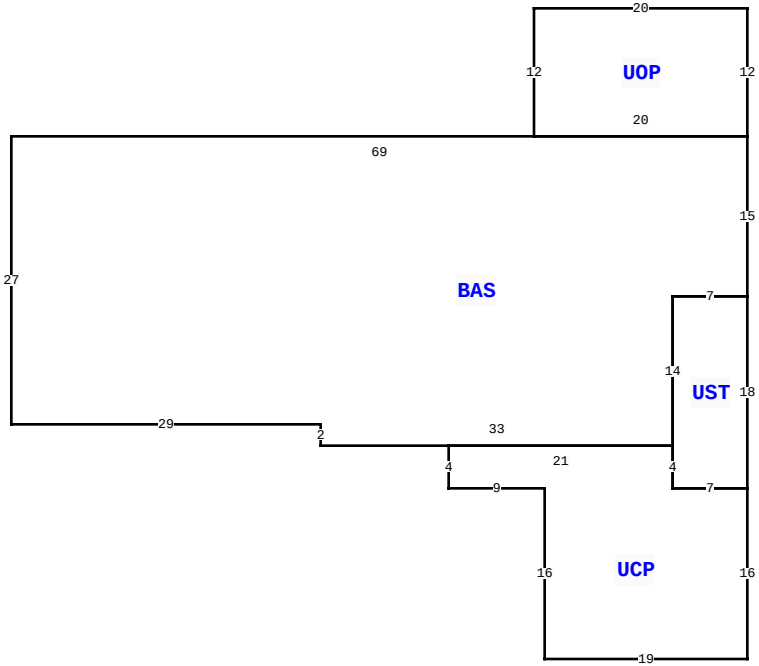
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,845	100		1,845	159,980
UCP	388	20		78	6,763
UOP	240	20		48	4,162
UST	126	45		57	4,943
TOTALS	2,599			2,028	175,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	121.2750	133.40	270,535	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1845 HX Base Yr 2003



1079 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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1961	1961	3	40	14,336	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,848
TOTAL MARKET OB/XF VALUE		15,536
TOTAL LAND VALUE - MARKET		28,112
TOTAL MARKET VALUE		219,496
SOH/AGL Deduction		94,435
ASSESSED VALUE		125,061
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,650
TOTAL JUST VALUE		219,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,699

SALE:1:1: (AS TO A 1/2 INT EACH)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/1364	11/20/2002	WD	Q	I		79,100
GRANTOR: O F NICHOLSON						
GRANTEE: CHARLES R & JENNIFE						
0860/2609	5/31/1998	WD	Q	I	04	100
GRANTOR: O F NICHOLSON						
GRANTEE: O F NICHOLSON & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W20 S12 E20$ BAS= W69 S27 E29 S2 E33 UCP= S4 E7S16 W19 N16 W9 N4 E21$ UST= S4 E7 N18 W7 S14$ N14 E7 N15$.

LAND DESCRIPTION

TOTAL OB/XF 15,536

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	25,556.04	SF		1.00	1.00	1.00	1.10	1.10	28,112							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.59 Total Land Value: 28,112 Market: 0 Agricultural: 0 Common: 28,112 PRINTED 11/17/2026 BY SYS