LOT 14 BLOCK 2 UNIT 1 GWEN LAKE
476-134, 581-414, 759-178, DC 91

SHREINER DUSTIN GERALD/SHREINER SASHA LYNN
1061 NW EADIE ST
LAKE CITY, FL 32055

2027

31-3S-17-05981-000

BUILDING CHARACTERISTICS

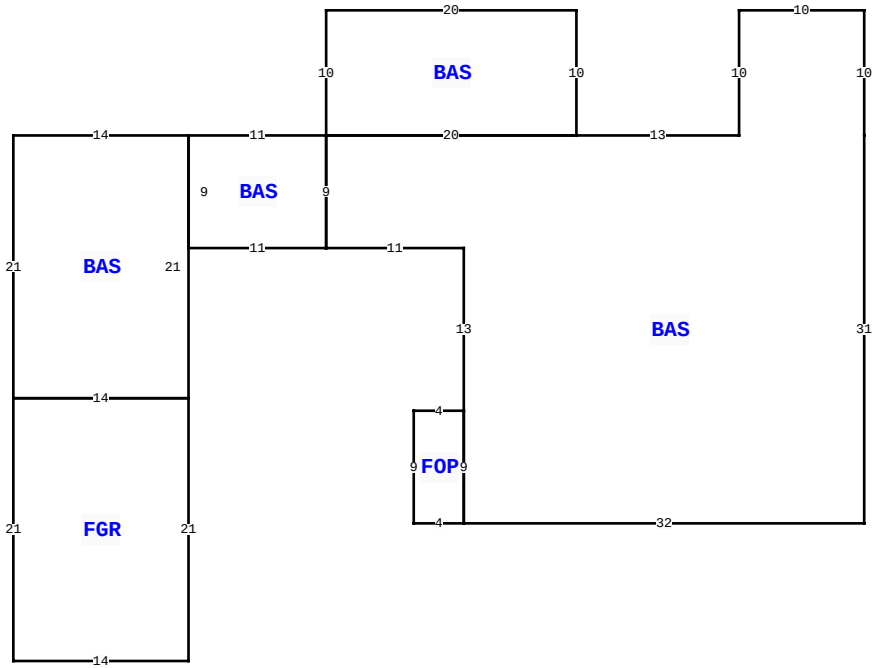
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
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	99	100		99	10,840
BAS	200	100		200	21,899
BAS	294	100		294	32,190
BAS	1,191	100		1,191	130,405
FGR	294	55		162	17,738
FOP	36	30		11	1,204
TOTALS	2,114			1,957	214,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,957	122.5125	134.76	263,725	1957	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2024 Heated Area: 1784 HX Base Yr 2024



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

1061 NW EADIE ST, LAKE CITY

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0166	CONC,PAVMT	0	100	0	0	370.00	UT	3.50	3.50	100	1997	1997	3	100	1,295	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		214,277
TOTAL MARKET OB/XF VALUE		4,795
TOTAL LAND VALUE - MARKET		15,071
TOTAL MARKET VALUE		234,143
SOH/AGL Deduction		7,549
ASSESSED VALUE		226,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,183
TOTAL JUST VALUE		234,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1095	REMODEL	68	11/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/2641	7/31/2023	WD	Q	I	01	270,000
GRANTOR: ROBBINS RON						
GRANTEE: SHREINER DUSTIN GER						
1286/0426	9/29/2014	QC	U	I	11	100
GRANTOR: CHARLES MEYER						
GRANTEE: RON ROBBINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N10 W10 S10 W13 W20 S9 E11 S13 S9 E32 N31 $
BAS=[ORIG=-54,0] W14 S21 E14 N21 $
FGR=[ORIG=-68,21] S21 E14 N21 W14 $
BAS=[ORIG=-23,0] N10 W20 S10 E20 $
BAS=[ORIG=-43,0] W11 S9 E11 N9 $
FOP=[ORIG=-32,22] W4 S9 E4 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,795

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	12,056.49	SF		1.00	1.00	1.00	1.25	1.25	15,071							

REVIEW DATE 09/26/2023 BY ME Total Acres: 0.28 Total Land Value: 15,071 Market: 0 Agricultural: 0 Common: 15,071 PRINTED 11/17/2026 BY SYS