LOT 15 BLOCK 2 UNIT 1 GWEN LAKE
492-633, 655-702, 675-384, 678-4

FORSYTH JOHN/FORSYTH DENISE
1043 NW EADIE ST
LAKE CITY, FL 32055-3267

**2027**

**31-3S-17-05981-001**

## BUILDING CHARACTERISTICS

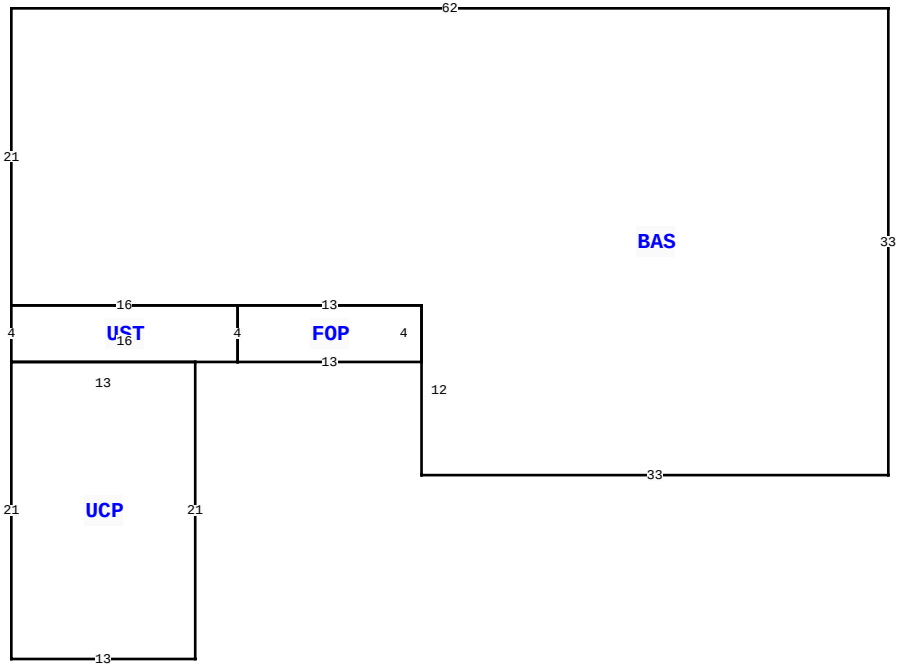
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 60 |
| Roof Cover | 03 | COMP SHNGL 40 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 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 | 1,698 | 100 | | 1,698 | 147,388 |
| FOP | 52 | 30 | | 16 | 1,389 |
| UCP | 273 | 20 | | 55 | 4,774 |
| UST | 64 | 45 | | 29 | 2,517 |
| TOTALS | 2,087 | | | 1,798 | 156,068 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,798 | 121.4000 | 133.54 | 240,105 | 1958 | 1958 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 1698 HX Base Yr 2015




1043 NW EADIE ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| 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 | 1993 | 1993 | 3 | 100 | 800 | |
| 2 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 156,068 |
| TOTAL MARKET OB/XF VALUE | | 1,500 |
| TOTAL LAND VALUE - MARKET | | 16,344 |
| TOTAL MARKET VALUE | | 173,912 |
| SOH/AGL Deduction | | 75,971 |
| ASSESSED VALUE | | 97,941 |
| TOTAL EXEMPTION VALUE | HX HB DX | 56,411 |
| BASE TAXABLE VALUE | | 41,530 |
| TOTAL JUST VALUE | | 173,912 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 176,752 |

SALE:1:1: LOT 15 BLK 2 GWEN LAKE EST UNIT 1.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1531/28 | 1/08/2025 | LE | U | I | 14 | 100 |
| GRANTOR: FORSYTH JOHN | | | | | | |
| GRANTEE: FORSYTH JOHN (H)(EN | | | | | | |
| 1278/2161 | 5/08/2014 | QC | U | I | 11 | 100 |
| GRANTOR: DWIGHT FORSYTH (MARRI | | | | | | |
| GRANTEE: JOHN FORSYTH (SINGL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W62 S21 UST= S4 UCP= S21 E13 N21 W13$ E16 N4 W16$ E16
FOP= S4 E13 N4 W13$ E13 S12 E33 N33$.

## LAND DESCRIPTION

TOTAL OB/XF 1,500

| 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 | 13,075.58 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 16,344 | | | | | | | |

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.30 Total Land Value: 16,344 Market: 0 Agricultural: 0 Common: 16,344 PRINTED 11/17/2026 BY SYS