

LOT 18 BLOCK 2 UNIT 1 GWEN LAKE
443-29, DC 752-1432, PB 997-2717

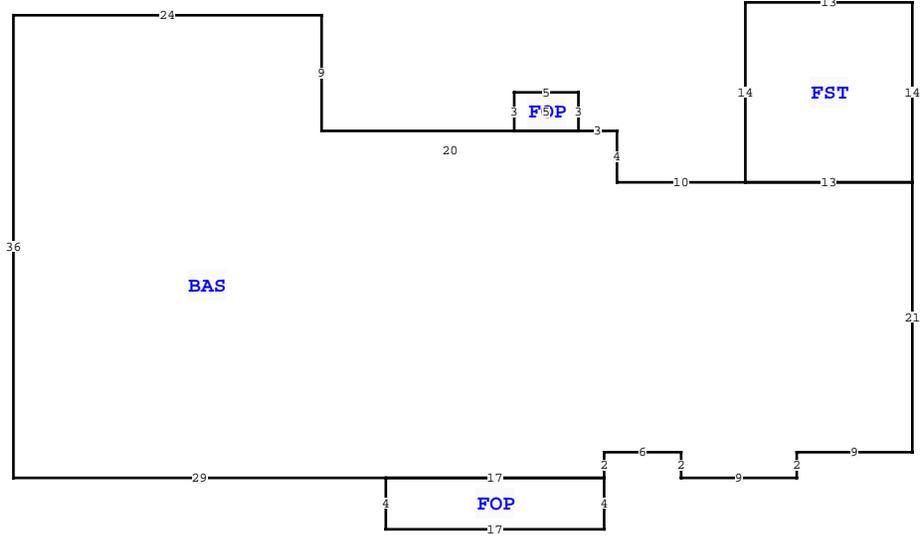
LEONE SADIE R
758 NW BRADY CIR
LAKE CITY, FL 32055

2026

31-3S-17-05983-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	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
BAS	1,984	100	
FOP	15	30	
FOP	68	30	
FST	182	55	
TOTALS	2,249		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,108	111.8700	127.53	268,833	1949	1985	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1984 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			174,741
TOTAL MARKET OB/XF VALUE			1,040
TOTAL LAND VALUE - MARKET			15,736
TOTAL MARKET VALUE			191,517
SOH/AGL Deduction			6,641
ASSESSED VALUE			184,876
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			184,876
TOTAL JUST VALUE			191,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1123	4/10/2026	WD Q	Q	I	01	125,000
GRANTOR: BROWNING SUZANNA KAY						
GRANTEE: LEONE SADIE R						
1537/2025	4/10/2025	LE U	I	14		100
GRANTOR: SAPP SUE BREWER (ENH)						
GRANTEE: BROWNING SUZANNA KA						

EXTRA FEATURES		979 NW EADIE ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0258	PATIO	0.00
2	0166	CONC, PAVMT	0.00
3	0294	SHED WOOD/	0.00
4	0080	DECKING	0.00
5	0169	FENCE/WOOD	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W10 N4 W3 FOP= N3 W5 S3E5\$ W20 N9 W24 S36 E29 FOP= S4 E17 N4 W17\$ E17 N2 E6 S2 E9 N2 E9 N21 FST= N14 W13 S14 E13\$ W13\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,040																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		*RSF-2	0.00	0.00	12,588.93	SF		1.00	1.00	1.00	1.25	1.25	15,736							