LOT 24 BLOCK 2 UNIT 1 GWEN LAKE
WD 1060-1489, WD 1427-1004,

SPEIGHT KEVIN/SPEIGHT CYNTHIA ROBBINS
895 NW EADIE ST
LAKE CITY, FL 32055

2027

31-3S-17-05987-000

BUILDING CHARACTERISTICS

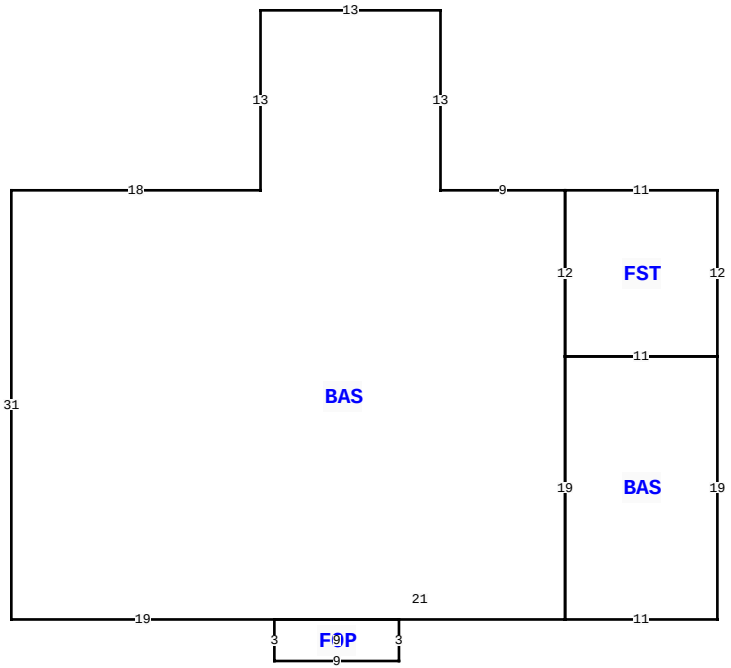
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	209	100		209	16,710
BAS	1,409	100		1,409	112,650
FOP	27	30		8	640
FST	132	55		73	5,836
TOTALS	1,777			1,699	135,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,699	111.8180	123.00	208,977	1954	1954	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1618 HX Base Yr 2021



895 NW EADIE ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		135,835
TOTAL MARKET OB/XF VALUE		3,280
TOTAL LAND VALUE - MARKET		17,523
TOTAL MARKET VALUE		156,638
SOH/AGL Deduction		37,421
ASSESSED VALUE		119,217
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,806
TOTAL JUST VALUE		156,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1004	12/29/2020	WD	U	I	30	107,000
GRANTOR: ROBBINS RON						
GRANTEE: SPEIGHT KEVIN						
1060/1489	9/29/2005	WD	Q	I		120,000
GRANTOR: EDITH BAKER						
GRANTEE: RON ROBBINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N13 W13 S13 W18 S31 E19 FOP= S3 E9 N3 W9$ E21 BAS= E11 N19 W11 S19$ N19 FST= E11 N12 W11 S12$ N12$.

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	0294	SHED WOOD/	0	100	16	24	384.00	UT	7.50	7.50	100	1993	1993	3	100	2,880	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,280

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	14,018.29	SF		1.00	1.00	1.00	1.25	1.25	17,523							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.32 Total Land Value: 17,523 Market: 0 Agricultural: 0 Common: 17,523 PRINTED 11/17/2026 BY SYS