COMM INTERS OF S LINE OF NW1/4 O
RIDGEWOOD DR, RUN S 15 FT, E 33
RIDGEWOOD DR, RUN E'LY ALONG C/L

HART MARTHA F/HART GLEN J
1250 NW EADIE ST
LAKE CITY, FL 32055

2026

31-3S-17-06057-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

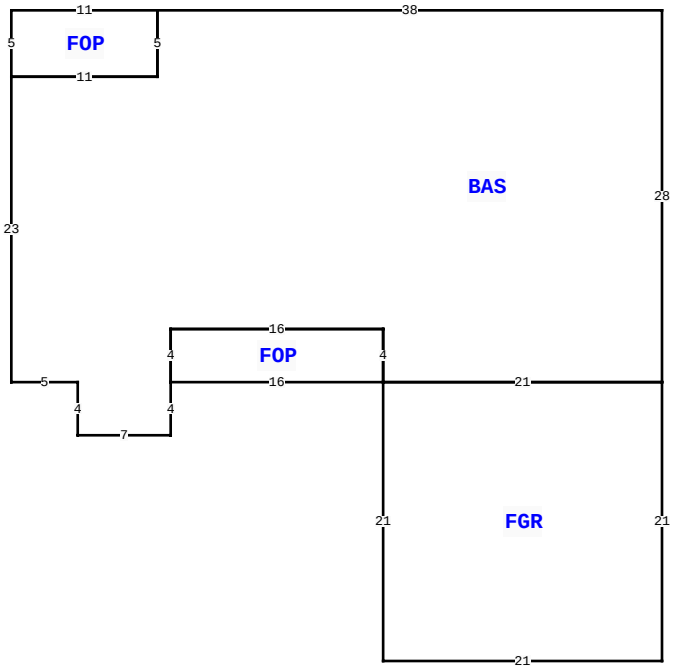
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	31317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,281	100		1,281	117,971
FGR	441	55		243	22,379
FOP	55	30		16	1,474
FOP	64	30		19	1,750
TOTALS	1,841			1,559	143,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,559	107.7120	122.79	191,430	1990	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1281 HX Base Yr 2024



1250 NW EADIE ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		143,572
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		24,289
TOTAL MARKET VALUE		170,261
SOH/AGL Deduction		1,147
ASSESSED VALUE		169,114
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		112,703
TOTAL JUST VALUE		170,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/320	7/01/2021	WD	U	I	11	100
GRANTOR: HART MARTHA F						
GRANTEE: HART MARTHA F						
1441/1496	6/30/2021	WD	Q	I	01	159,000
GRANTOR: J & J FLORIDA DEVELOP						
GRANTEE: HART MARTHA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FOP= W11 S5 E11 N5$S5 W11 S23 E5 S4 E7 N4 FOP= E16 N4W16 S4$ N4 E16 S4 FGR= S21 E21 N21 W21$ E21 N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	22,080.60	SF		1.00	1.00	1.00	1.10	1.10	24,289							

REVIEW DATE 08/19/2016 BY DF Total Acres: 0.51 Total Land Value: 24,289 Market: 0 Agricultural: 0 Common: 24,289 PRINTED 05/12/2026 BY SYS