LOT 7 BLOCK 2 HOLLIDAY HEIGHTS R

425-648, 842-1000, CT 1281-609,

KRAFT LAURA
1299 NW EADIE ST
LAKE CITY, FL 32055

2027

31-3S-17-06131-000

BUILDING CHARACTERISTICS

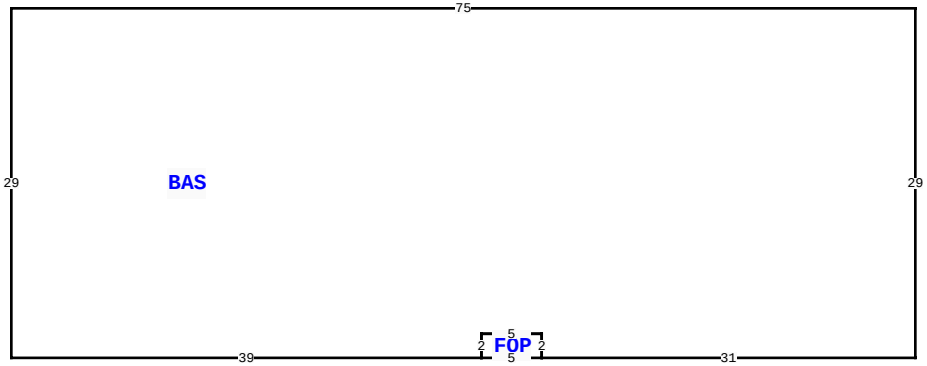
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,165	100		2,165	108,249
FOP	10	30		3	150
TOTALS	2,175			2,168	108,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	101.0061	111.11	240,886	1963	1963	20	0	0	35.00	45.00

1 SINGLE FAM 100% - 2017 Heated Area: 2165 HX Base Yr 2017



1299 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	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0080	DECKING	0	100	0	0	1.00	UT	2,500.00	2,500.00	25	2011	2011	3	25	625	
6	0030	BARN,MT	0	100	18	20	360.00	UT	9.00	9.00	100	2025	2024		100	3,240	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		108,399
TOTAL MARKET OB/XF VALUE		6,265
TOTAL LAND VALUE - MARKET		16,751
TOTAL MARKET VALUE		131,415
SOH/AGL Deduction		54,955
ASSESSED VALUE		76,460
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		25,049
TOTAL JUST VALUE		131,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
805	MAINT/ALTR	0	09/06/2016
787	REMODEL	50	08/29/1996
00340			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/745	11/05/2021	LE	U	I	14	100
GRANTOR: KRAFT LAURA LEIGH						
GRANTEE: KRAFT LAURA LEIGH						
1320/0686	8/09/2016	WD	U	I	12	42,000
GRANTOR: REGIONS BANK						
GRANTEE: LAURA KRAFT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 S29 E39 FOP= E5 N2W5 S2$ N2 E5 S2 E31 N29$.

LAND DESCRIPTION

TOTAL OB/XF 6,265

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-1	0.00	0.00	14,889.87	SF		1.00	1.00	0.90	1.25	1.13	16,751							

REVIEW DATE 10/12/2024 BY HC Total Acres: 0.34 Total Land Value: 16,751 Market: 0 Agricultural: 0 Common: 16,751 PRINTED 11/17/2026 BY SYS