LOT 10 BLOCK 2 HOLLIDAY HEIGHTS

DC 791-250, WD 1078-319, WD 1247

NETTLES JOSH A
1249 NW EADIE ST
LAKE CITY, FL 32055

2026

31-3S-17-06133-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

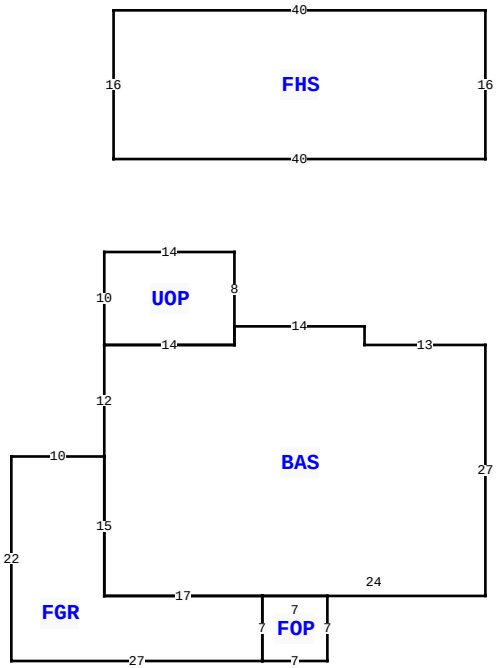
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,135	100		1,135	83,974
FGR	339	55		186	13,762
FHS	640	60		384	28,411
FOP	49	30		15	1,110
UOP	140	20		28	2,072
TOTALS	2,303			1,748	129,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	110.1000	123.31	215,546	1964	1964	5	0	0	35.00	60.00

1 SINGLE FAM 100% - 2015 Heated Area: 1775 HX Base Yr 2015



1249 NW EADIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		129,328
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		10,306
TOTAL MARKET VALUE		140,234
SOH/AGL Deduction		61,796
ASSESSED VALUE		78,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,716
TOTAL JUST VALUE		140,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/2606	12/22/2014	WD	Q	I	01	75,000
GRANTOR: JOYCE K RODRIGUEZ						
GRANTEE: JOSH A NETTLES						
1247/0386	12/19/2012	WD	U	I	38	36,000
GRANTOR: CYNTHIA WILLIAMS						
GRANTEE: JOYCE K RODRIGUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N2 W14 UOP= N8 W14 S10 E14 N2$ S2 W14 S12 FGR= W10 S22 E27 N7 W17 N15 $ S15 E17 FOP= S7 E7 N7 W7$ E24 N27$ PTR=N20 FHS= N16 W40 S16 E40$ S20$.

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	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 600

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	10,848.62	SF		1.00	1.00	1.00	0.95	0.95	10,306							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.25 Total Land Value: 10,306 Market: 0 Agricultural: 0 Common: 10,306 PRINTED 01/12/2026 BY SYS