COMM NW COR BLOCK 2 MCFARLANE
PARK S/D, RUN W 40 FT TO W R/W
US-90, N 22.4 FT TO S R/W

MARTIN ASHLEY J
1030 NW EADIE ST
LAKE CITY, FL 32055

2026

31-3S-17-06171-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

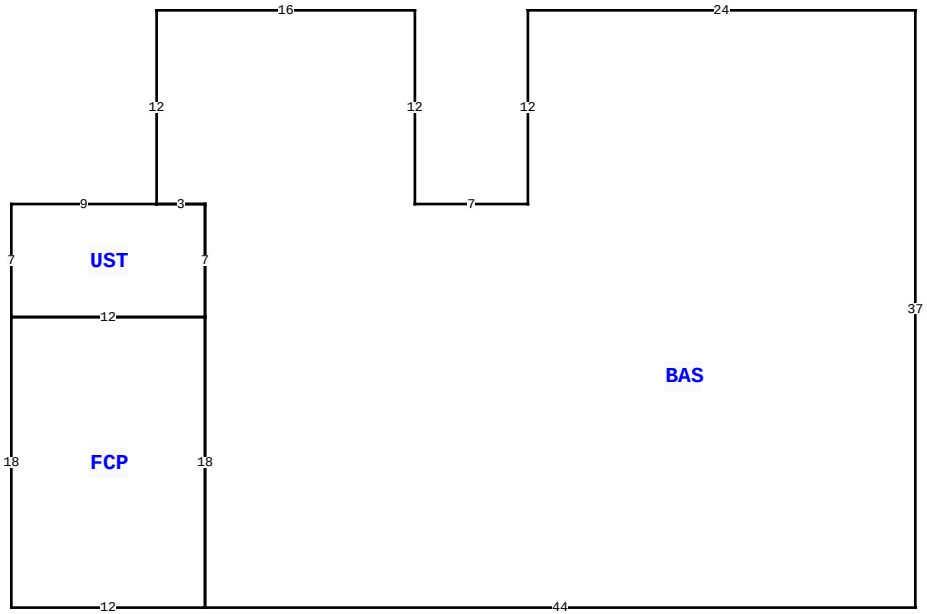
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100		1,580	144,636
FCP	216	25		54	4,944
UST	84	45		38	3,478
TOTALS	1,880			1,672	153,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	110.0000	125.40	209,669	1983	1998	0	0	0	27.00	73.00

2 SINGLE FAM 100% - 2011 Heated Area: 1580 HX Base Yr 2011



1030 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		153,058
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		8,808
TOTAL MARKET VALUE		163,966
SOH/AGL Deduction		55,892
ASSESSED VALUE		108,074
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,663
TOTAL JUST VALUE		163,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0308	4/03/2015	QC	U	I	11	100
GRANTOR: CHRISTIAN E BECKMAN						
GRANTEE: ASHLEY J MARTIN (FK						
1186/0287	12/18/2009	WD	Q	I	01	105,000
GRANTOR: ADAM NORRIS						
GRANTEE: ASHLEY J BECKMAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S12 W7 N12 W16 S12 UST= W9 S7 E12 N7 W3$ E3 S7 FCP= W12 S18 E12 N18$ S18 E44 N37$.

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	1993	1993	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		*RO	0.00	0.00	7,417.24	SF		1.00	1.00	1.25	0.95	1.19	8,808							

REVIEW DATE 08/22/2016 BY DF Total Acres: 0.17 Total Land Value: 8,808 Market: 0 Agricultural: 0 Common: 8,808 PRINTED 05/08/2026 BY SYS