LOT 5 FRANK C CUMMINGS S/D UNIT
931-888, 932-026, 946-2194, WD 1

HILL-BROWN LAUREN
1055 NE GOODVINE WAY
LAKE CITY, FL 32055

2026

00-00-00-11209-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

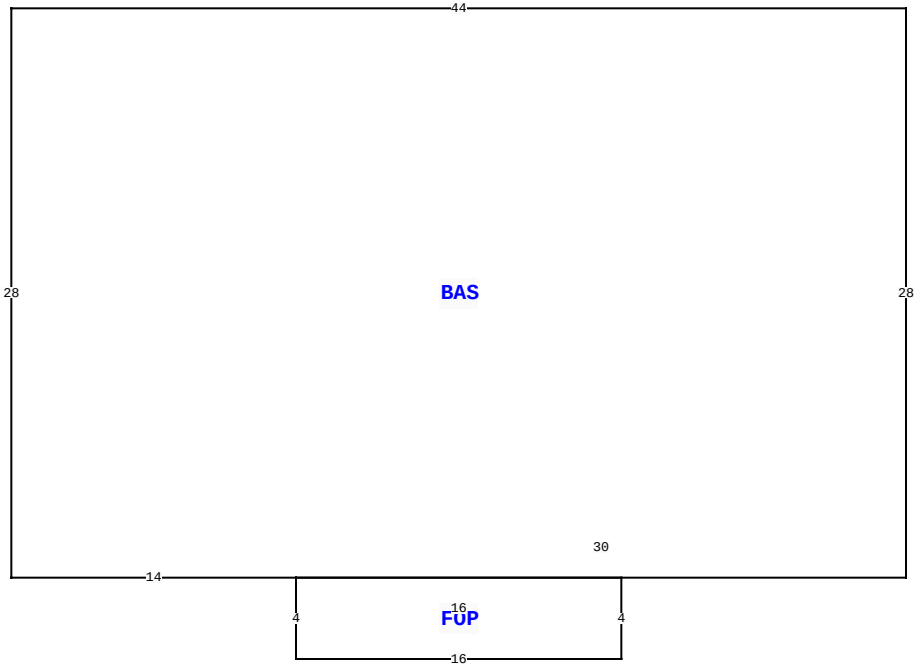
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	120,039
FOP	64	30		19	1,851
TOTALS	1,296			1,251	121,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,251	122.1000	136.75	171,074	2002	2010	10	0	0	18.75	71.25

1 SINGLE FAM 100% - 2023 Heated Area: 1232 HX Base Yr 2023



1055 NE GOODVINE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		121,890
TOTAL MARKET OB/XF VALUE		1,880
TOTAL LAND VALUE - MARKET		3,868
TOTAL MARKET VALUE		127,638
SOH/AGL Deduction		1,299
ASSESSED VALUE		126,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,617
TOTAL JUST VALUE		127,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0817	REROOF	7,947	10/08/2025
2298	SFR	155	02/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/1547	7/28/2022	WD	Q	I	01	140,000
GRANTOR: DOWNS-IVES BEVERLY LY						
GRANTEE: HILL-BROWN LAUREN						
1125/0915	7/11/2007	WD	Q	I		87,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: BEVERLY LYNN DOWNS-						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S28 E14 FOP= S4 E16 N4 W16$ E30 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	0166	CONC,PAVMT	0	100	0	0	940.00	UT	2.00	2.00	100	2002	2002	3	100	1,880	

LAND DESCRIPTION

TOTAL OB/XF 1,880

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-3	0.00	0.00	6,447.00	SF		1.00	1.00	1.20	0.50	0.60	3,868							

REVIEW DATE 09/16/2022 BY ME Total Acres: 0.15 Total Land Value: 3,868 Market: 0 Agricultural: 0 Common: 3,868 PRINTED 11/21/2025 BY SYS