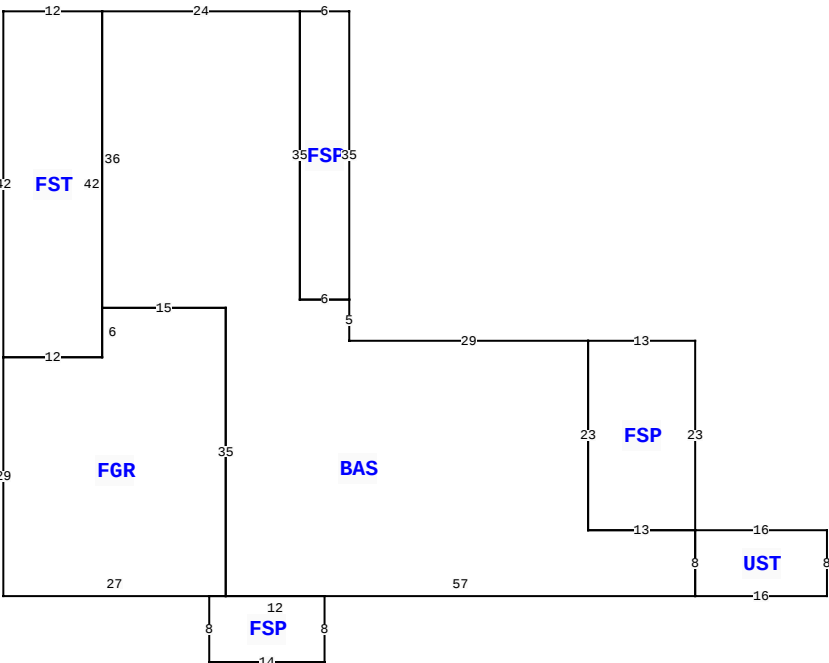


GOOD TRACY A/GOOD RANDY K
589 SW HUNTER LEIGH PL
LAKE CITY, FL 32024

05-6S-17-09607-202

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		32	HARDIE BRD 100							0100	01	3,462	111.3600		124.72	431,781	2014	2014	0	15	0	11.00	74.00	VALUATION BY									
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 2016														STANDARD									
Roof Cover		03	COMP SHNGL 100							Heated Area: 2398														Tax Group: 3									
Interior Wall		05	DRYWALL 100							HX Base Yr 2016														Tax Dist:									
Interior Floo		15	HARDTILE 80																					BUILDING MARKET VALUE									
Interior Floo		12	HARDWOOD 20																					TOTAL MARKET OB/XF VALUE									
Air Condition		03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type		04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms			1 100																					SOH/AGL Deduction									
Bathrooms			2 100																					ASSESSED VALUE									
Frame		02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories		1.	1. 100																					BASE TAXABLE VALUE									
Architectual		05	CONV 100																					NCON VALUE									
Units			0 100																					INCOME VALUE									
										PREVIOUS YEAR MKT VALUE																							
Quality		05	05																														
DOR CODE		5000 IMPROVED AG																															
MAP NUM												MKT AREA										02											
NEIGHBORHOOD/LOC		5617.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,398	100		2,398	221,318																												
FGR	873	55		480	44,301																												
FSP	112	40		45	4,153																												
FSP	210	40		84	7,752																												
FSP	299	40		120	11,075																												
FST	504	55		277	25,565																												
UST	128	45		58	5,353																												
TOTALS		4,524			3,462	319,518																											
EXTRA FEATURES					589 SW HUNTER LEIGH PL, LAKE CITY										BLD DATE					LGL DATE					04/08/2025 MLU								
															XF DATE					LAND DATE													
															INC DATE					AG DATE													
L N	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	0031	BARN,MT AE	0 100	26	32	832.00	UT	9.00	9.00	100	2006	2006	3	100	7,488																		
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200																		
3	0280	POOL R/CON	0 100	16	31	496.00	UT	70.00	70.00	100	2014	2014	3	76	26,387																		
4	0166	CONC, PAVMT	0 100	0	0	890.00	UT	2.00	2.00	100	2014	2014	3	100	1,780																		
5	0296	SHED METAL	0 100	24	36	864.00	UT	6.30	6.30	100	2014	2014	3	100	5,443																		
6	0251	LEAN TO W/	0 100	10	36	360.00	UT	3.50	3.50	100	2014	2014	3	100	1,260																		
7	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200																		
8	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200																		
9	0040	BARN, POLE	0 100	36	60	2,160.00	UT	5.00	5.00	75	2017	2017	3	75	8,100																		
10	0282	POOL ENCL	0 100	28	40	1,120.00	UT	15.00	15.00	100	2023	2022		80	13,440																		
LAND DESCRIPTION										TOTAL OB/XF										67,498													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																
2	9400	C	RIGHTOFWAY	100					0.52	AC		1.00	1.00	1.00	10.00	10.00	5																
3	5500	A	TIMBER 2	0			0.00	0.00	10.07	AC		1.00	1.00	1.00	445.00	445.00	4,481																
4	9910	M	MKT.VAL.AG	0			0.00	0.00	10.07	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,630																
REVIEW DATE 10/24/2022 BY JB Total Acres: 11.59 Total Land Value: 13,486 Market: 90,630 Agricultural: 4,481 Common: 9,005 PRINTED 11/10/2025 BY SYS																																	