

THE NE1/4 OF NE1/4 EX RD & EX CO
NE1/4 OF NE1/4, RUN E 33 FT, N 6
CONT N 90 FT, E 363 FT, S 90 FT,

GOODSON BRUCE B/GOODSON DONNA LYNN
1503 SW COUNTY ROAD 252B
LAKE CITY, FL 32024

2025

10-4S-16-02831-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
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	5000 IMPROVED AG
MAP NUM	
	MKT AREA
	06

NEIGHBORHOOD/LOC	10416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	67,126
FST	96	55		53	3,530
UOP	64	20		13	866
UOP	120	20		24	1,598

TOTALS	1,288			1,098	73,118
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EXTRA FEATURES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0040	BARN,POLE	0	100	24	42	1,008.00	UT	2.50	2.50	100	0	0	3	100	2,520	
4	0010	BARN,BLK	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
5	0166	CONC,PAVMT	0	100	21	58	1,218.00	UT	1.50	1.50	100	1998	1998	3	100	1,827	
6	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1998	1998	3	100	2,750	
7	0280	POOL R/CON	0	100	16	38	608.00	UT	56.00	56.00	100	1999	1999	3	40	13,619	
8	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
9	0166	CONC,PAVMT	0	100	10	125	1,250.00	UT	1.50	1.50	100	1999	1999	3	100	1,875	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	864	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	2,500							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	22.41	AC		1.00	1.00	1.00	283.00	283.00	6,342							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	40.00	40.00	260							
5	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	25.00	25.00	25							
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	29.41	AC		1.00	1.00	1.00	5,000.00	5,000.00	147,050							

REVIEW DATE	01/18/2024	BY	KS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,098	94.8600	102.45	112,490	1940	1940	0	0	0	35.00	65.00	

1 SINGLE FAM - 0% - 0

Heated Area: 1008

HX Base Yr

Diagram illustrating a floor plan layout with dimensions and area calculations:

- Overall dimensions: 30 (width) x 24 (height).
- Internal dimensions and areas:
 - Top left section: 12 (width) x 10 (height).
 - Top middle section: 12 (width) x 8 (height).
 - Bottom center section: 8 (width) x 8 (height).
- Labels: UOP (Upper Office/Plant), FST (Front Staircase), BAS (Basement).

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