COMM SW COR OF SE1/4 OF NE1/4, R
FOR POB, CONT N 163.02 FT, E 133
163.02 FT, W 1336.11 FT TO POB.

STUART ROBERT/STUART LAURALETTA LYNN
423 SW GODBOLD AVE
LAKE CITY, FL 32024

2026

11-4S-15-00336-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

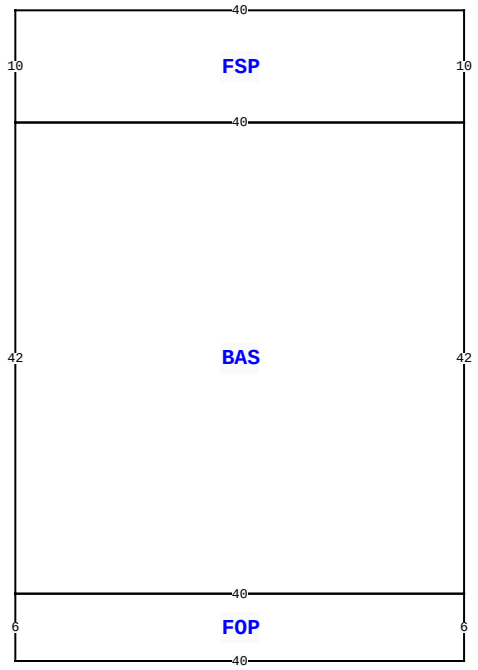
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 50
Interior Floo	13	LAM/VNLPLK 25
Interior Floo	14	CARPET 25
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	146,698
FOP	240	30		72	6,287
FSP	400	40		160	13,971
TOTALS	2,320			1,912	166,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	1,912	133.1082	109.15	208,695	1983	2005	0	0	0	20.00	80.00

1 SFR/MH CON 100% - 2022 Heated Area: 1680 HX Base Yr 2022



423 SW GODBOLD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,956
TOTAL MARKET OB/XF VALUE		13,088
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		235,044
SOH/AGL Deduction		40,971
ASSESSED VALUE		194,073
TOTAL EXEMPTION VALUE	HX HB 13	194,073
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		235,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40695	ELECTRICAL	0	10/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/1612	4/02/2021	WD	Q	I	01	255,000
GRANTOR: BRIGHT VISION INVESTM						
GRANTEE: STUART ROBERT						
1417/1357	8/11/2020	WD	U	I	18	95,000
GRANTOR: FERDERAL NATIONAL MOR						
GRANTEE: BRIGHT VISION INVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S42 FOP= S6 E40 N6 W40$ E40 N42$ FSP= N10 W40 S10 E40$.

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	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,500	
2	0060	CARPORT F	0	100	24	29	725.00	UT	1.50	1.50	100	2000	2000	3	100	1,088	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 13,088

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 04/25/2024 BY JB Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS