COMM NE COR OF W1/2 OF NE1/4, RU
W 44.80 FT TO W'RLY R/W LINE OF
CONT S 87 DEG W 568.04 FT

EADIE ANTHONY WARREN JR/EADIE KRISTINA K
476 SW GODBOLD AVE
LAKE CITY, FL 32024

2026

11-4S-15-00337-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

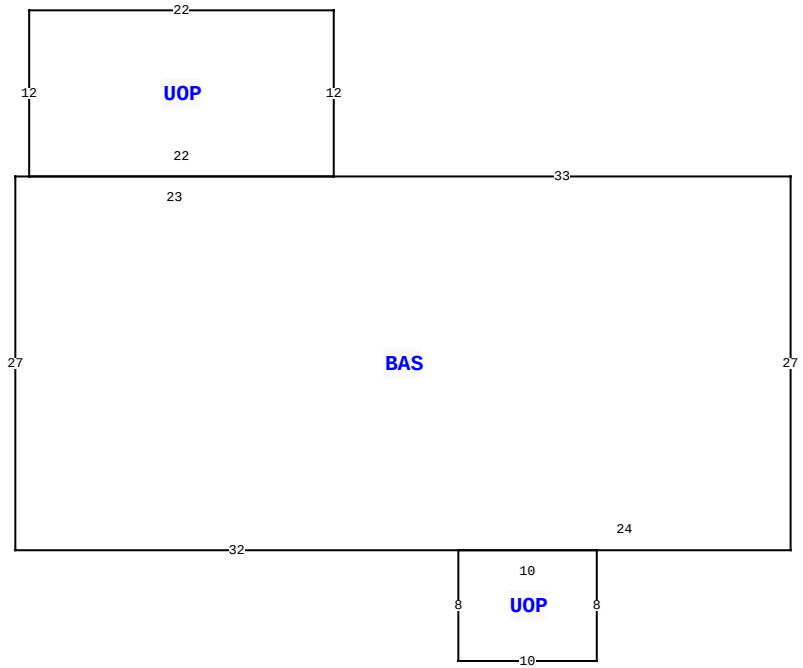
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,512	100		1,512	41,332
UOP	80	25		20	547
UOP	264	25		66	1,804
TOTALS	1,856			1,598	43,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,598	113.9000	68.34	109,207	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1512 HX Base Yr 2024



476 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		43,683
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		108,993
SOH/AGL Deduction		18,630
ASSESSED VALUE		90,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,641
TOTAL JUST VALUE		108,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/1722	7/11/2019	WD	Q	I	01	40,000

GRANTOR: LUCILLE V COATS
GRANTEE: ANTHONY WARREN JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N12 W22 S12 E22$ W23 S27 E32 UOP= S8 E10 N8 W10$ E24 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 03/14/2024 BY KS Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/18/2025 BY SYS