BEG NE COR OF NW1/4 OF SE1/4,
RUN S 661 FT, W 682.78 FT, N
660.95 FT, E 690.25 FT TO POB.

CANJURA CARLOS
714 SW GODBOLD AVE
LAKE CITY, FL 32024

2026

11-4S-15-00338-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

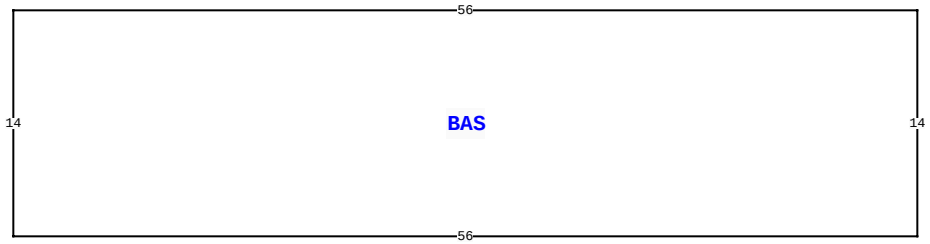
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	12,635
TOTALS	784			784	12,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	67.1490	40.29	31,587	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 784 HX Base Yr 2003



714 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		12,635
TOTAL MARKET OB/XF VALUE		12,420
TOTAL LAND VALUE - MARKET		93,780
TOTAL MARKET VALUE		118,835
SOH/AGL Deduction		53,923
ASSESSED VALUE		64,912
TOTAL EXEMPTION VALUE	HX HB	39,912
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,835

SALE:1:1: 10.42 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0746/2104	5/29/1991	WD	Q	V		18,800

GRANTOR: EBENEZER CONST
GRANTEE: CARLOS CANJURA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	40	2002	2002	3	40	240	
2	0031	BARN,MT AE	0	100	20	26	520.00	UT	9.00	9.00	100	2013	2013	3	100	4,680	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 12,420

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	10.42	AC		1.00	1.00	1.00	9,000.00	9,000.00	93,780							

REVIEW DATE 03/14/2024 BY JB Total Acres: 10.42 Total Land Value: 93,780 Market: 0 Agricultural: 0 Common: 93,780 PRINTED 11/17/2025 BY SYS