COMM AT SE COR OF NW1/4 OF SE1/4
N 334.31 FT FOR POB, RUN W 678.9
N 333.97 FT, E 682.78 FT, S 334.

MORNING DAVID R/MORNING BARBARA M
734 SW GODBOLD AVE
LAKE CITY, FL 32055

2026

11-4S-15-00338-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

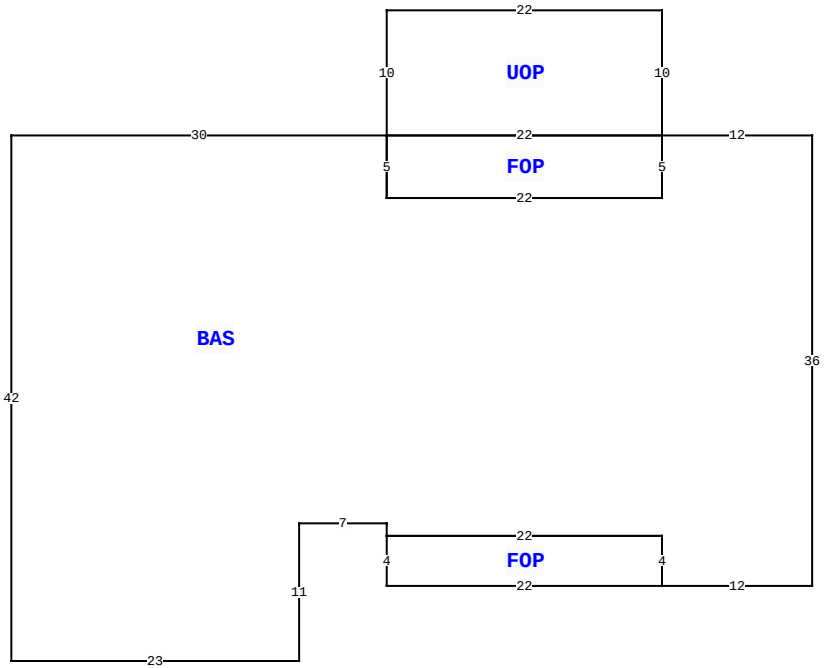
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,209	100		2,209	234,508
FOP	88	30		26	2,760
FOP	110	30		33	3,503
UOP	220	20		44	4,671
TOTALS	2,627			2,312	245,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,312	121.5984	136.19	314,871	2004	2004	0	0	0	22.05	77.95

1 SINGLE FAM 100% - 2005 Heated Area: 2209 HX Base Yr 2005



734 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		245,442
TOTAL MARKET OB/XF VALUE		14,648
TOTAL LAND VALUE - MARKET		57,200
TOTAL MARKET VALUE		317,290
SOH/AGL Deduction		99,431
ASSESSED VALUE		217,859
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,137
TOTAL JUST VALUE		317,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051708	Roof Replacement	15,900	12/04/2024
21753	SFR	633	04/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1008/1111	2/20/2004	WD	Q	V		33,000

GRANTOR: BILL BYRD
GRANTEE: DAVID & BARBARA MOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S5 W22 N5 W30 S42 E23 N11 E7 S1 E22 S4 E12 N36 $
UOP=[ORIG=-12,0] N10 W22 S10 E22 $
FOP=[ORIG=-12,0] W22 S5 E22 N5 $
FOP=[ORIG=-34,32] S4 E22 N4 W22 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	624.00	UT	2.00	2.00	100	2004	2004	3	100	1,248	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
4	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	9.00	9.00	100	2013	2013	3	100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 14,648

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			0.00	0.00	5.20	AC		1.00	1.00	1.00	11,000.00	11,000.00	57,200							

REVIEW DATE 12/26/2024 BY JS Total Acres: 5.20 Total Land Value: 57,200 Market: 0 Agricultural: 0 Common: 57,200 PRINTED 11/17/2025 BY SYS