LOT 3 GODBOLD ACRES S/D.
623-779, 639-593, 609-29, 706-17

SPEARS HERBERT L
287 SW DAVENPORT GLN
LAKE CITY, FL 32024

2026

12-4S-15-00344-003

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

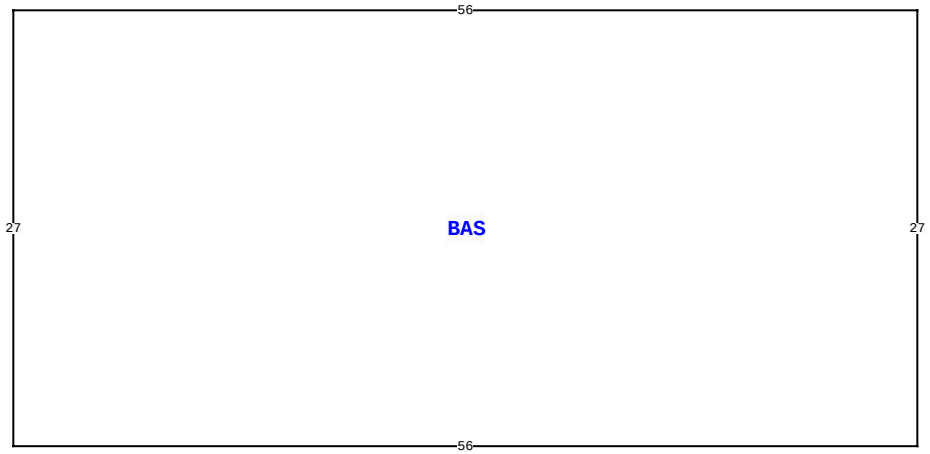
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,187
TOTALS	1,512			1,512	41,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	113.5000	68.10	102,967	1990	1990	0	0	0	60.00	40.00

3 MOBILE HME 100% - 1996 Heated Area: 1512 HX Base Yr 1996



287 SW DAVENPORT GLN, 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		41,187
TOTAL MARKET OB/XF VALUE		13,353
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		104,540
SOH/AGL Deduction		56,957
ASSESSED VALUE		47,583
TOTAL EXEMPTION VALUE	HX HB WR SX	47,583
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		104,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25199	M H	275	11/03/2006
9527	M H	125	03/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/290	10/17/2023	LE	U	I	14	100
GRANTOR: SPEARS HERBERT L (ENH						
GRANTEE: SMITH CLAUDETTE M (						
0842/0319	7/11/1997	WD	Q	I	02	0
GRANTOR: HERBERT SPEARS						
GRANTEE: HERBERT & PATRICIA						

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	13	1.00	UT	0.00	0.00	100	1995	1995	3	100	350	
2	0040	BARN,POLE	0	100	27	36	972.00	UT	3.00	3.00	75	2005	2005	3	75	2,187	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2005	2005	3	100	2,016	
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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,353

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/07/2024 BY KS Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS