COMM SW COR OF SW1/4 OF NW1/4, R
E R/W CO RD FOR POB, RUN N 340 F
FRANKLIN RD, RUN E ALONG S LINE

GOODSON GRIFFIN L
1109 SW UPCHURCH AVENUE
LAKE CITY, FL 32024

2025

15-4S-16-02991-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

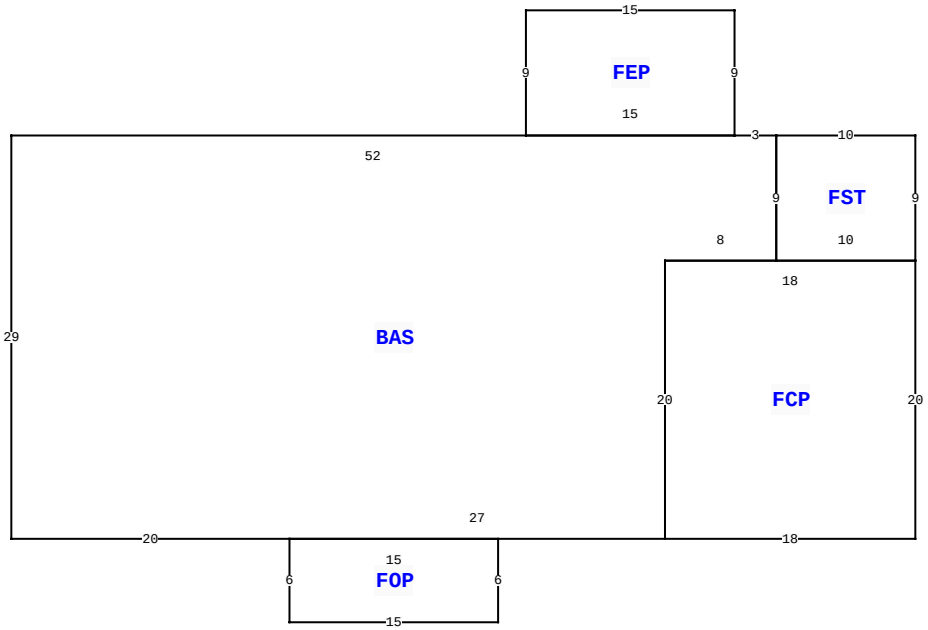
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,435	100		1,435	119,579
FCP	360	25		90	7,500
FEP	135	80		108	9,000
FOP	90	30		27	2,250
FST	90	55		50	4,167
TOTALS	2,110			1,710	142,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,710	114.4640	128.20	219,222	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1435 HX Base Yr 2019



1109 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,494
TOTAL MARKET OB/XF VALUE		510
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		187,104
SOH/AGL Deduction		62,691
ASSESSED VALUE		124,413
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,691
TOTAL JUST VALUE		187,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/2489	7/16/2018	WD	Q	I	01	121,000
GRANTOR: FLOYD E & GLORIA G SM						
GRANTEE: GRIFFIN L GOODSON						
0939/1155	11/07/2001	WD	Q	I	01	100
GRANTOR: FLOYD E SMITH						
GRANTEE: FLOYD E & GLORIA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FEP= N9 W15 S9 E15$ W52 S29 E20 FOP= S6 E15 N6 W15$
E27FCP= E18 N20 W18 S20$N20E8 FST= E10 N9 W10 S9$ N9$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	510	

LAND DESCRIPTION

TOTAL OB/XF 510

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		00	0.00	0.00	4.90	AC		1.00	1.00	1.00	9,000.00	9,000.00	44,100							

REVIEW DATE 08/26/2024 BY KS Total Acres: 4.90 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/25/2025 BY SYS