BEG SW COR OF SW1/4 OF NW1/4, RU
POB, RUN N 319.2 FT, E 200 FT, S
SE 307.5 FT TO W R/W SR-247, SW

GOODSON BRUCE B/GOODSON DONNA L
1503 SW CR 252B
LAKE CITY, FL 32024

2026

15-4S-16-02996-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

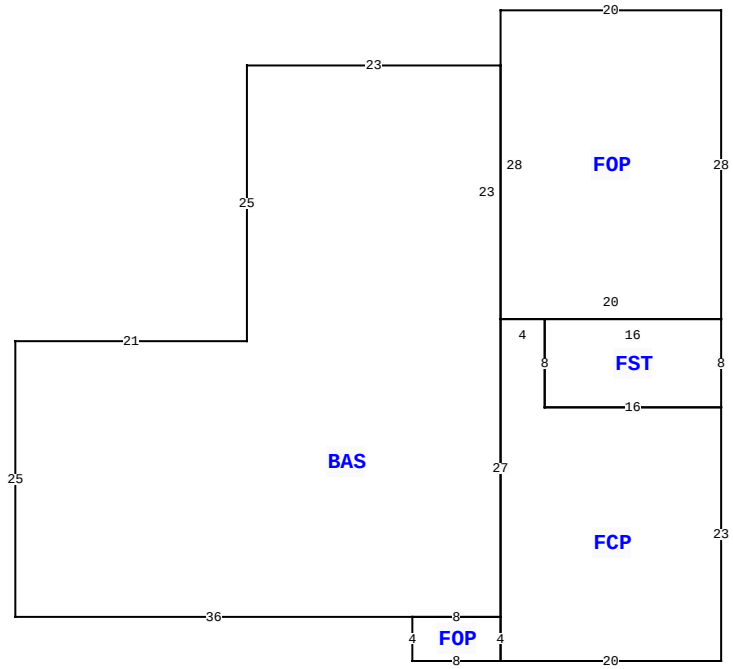
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0128	SFRES/MH PARK
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	1,675	100		1,675	135,429
FCP	492	25		123	9,945
FOP	32	30		10	809
FOP	560	30		168	13,584
FST	128	55		70	5,660
TOTALS	2,887			2,046	165,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,046	111.0650	124.39	254,502	1964	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1675 HX Base Yr



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

120 SW BONNIE GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	276,271
TOTAL MARKET OB/XF VALUE	48,426
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	354,697
SOH/AGL Deduction	0
ASSESSED VALUE	354,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,697
TOTAL JUST VALUE	354,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1498/2708	8/09/2023	LE	U	I	14	100
GRANTOR: GOODSON BRUCE B (ENH						
GRANTEE: GOODSON BRUCE AND						
1451/2436	10/25/2021	WD	Q	I	01	465,000
GRANTOR: WALKER GUY C LIVING T						
GRANTEE: GOODSON BRUCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S25 W21 S25 E36 FOP= S4E8 N4 W8$ E8 FCP= S4 E20 N23 FST= N8 W16 S8 E16$ W16 N8 W4 S27$ N27 FOP= E20 N28 W20 S28$ N23$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1964	1964	3	47	16,845	
4	0031	BARN,MT AE	0	0	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0259	MHP HOOKUP	0	0	0	0	5.00	UT	4,300.00	4,300.00	100	1993	1993	3	100	21,500	
6	0252	LEAN-TO W/	0	0	16	24	384.00	UT	2.00	2.00	70	1993	1993	3	70	538	
7	0120	CLFENCE 4	0	0	0	0	168.00	UT	4.50	4.50	70	1993	1993	3	70	529	
8	0296	SHED METAL	0	0	19	19	361.00	UT	5.00	5.00	70	1993	1993	3	70	1,264	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

TOTAL OB/XF 47,476

LAND DESCRIPTION

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0102	C	SFR/MH	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							

REVIEW DATE 08/28/2024 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS

BEG SW COR OF SW1/4 OF NW1/4, RU
POB, RUN N 319.2 FT, E 200 FT, S
SE 307.5 FT TO W R/W SR-247, SW

GOODSON BRUCE B/GOODSON DONNA L
1503 SW CR 252B
LAKE CITY, FL 32024

2026

15-4S-16-02996-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

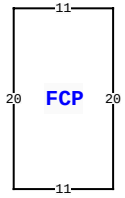
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0128	SFRES/MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

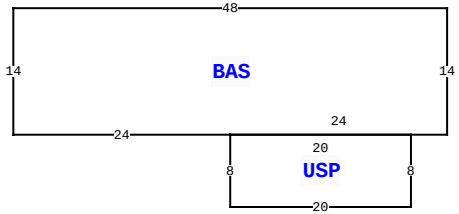
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	16,596
FCP	220	25		55	1,358
USP	160	35		56	1,383
TOTALS	1,052			783	19,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	783	102.9000	61.74	48,342	1986	2000	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr





120 SW BONNIE GLN, 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	276,271
TOTAL MARKET OB/XF VALUE	48,426
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	354,697
SOH/AGL Deduction	0
ASSESSED VALUE	354,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,697
TOTAL JUST VALUE	354,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/2708	8/09/2023	LE	U	I	14	100
GRANTOR: GOODSON BRUCE B (ENH						
GRANTEE: GOODSON BRUCE AND						
1451/2436	10/25/2021	WD	Q	I	01	465,000
GRANTOR: WALKER GUY C LIVING T						
GRANTEE: GOODSON BRUCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E24 USP= S8 E20N8 W20$ E24 N14$ PTR= N30 FCP= N20 W11 S20 E11$ S30$.

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
11	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
12	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
13	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
14	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 950

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

REVIEW DATE 08/28/2024 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS

BEG SW COR OF SW1/4 OF NW1/4, RU
POB, RUN N 319.2 FT, E 200 FT, S
SE 307.5 FT TO W R/W SR-247, SW

GOODSON BRUCE B/GOODSON DONNA L
1503 SW CR 252B
LAKE CITY, FL 32024

2026

15-4S-16-02996-000

BUILDING CHARACTERISTICS

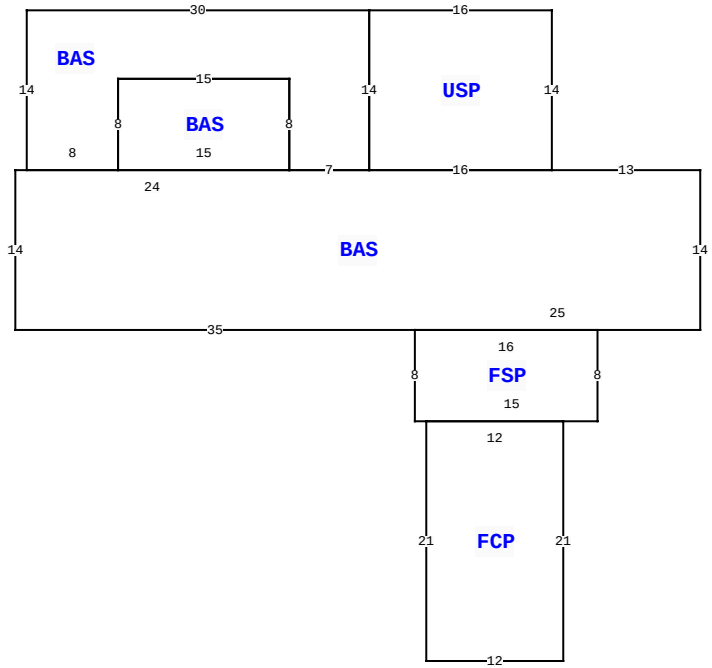
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0128	SFRES/MH PARK
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	120	100		120	2,992
BAS	300	100		300	7,481
BAS	840	100		840	20,946
FCP	252	25		63	1,571
FSP	128	40		51	1,272
USP	224	35		78	1,945
TOTALS	1,864			1,452	36,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,452	103.9000	62.34	90,518	1990	1990	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2022 Heated Area: 1260 HX Base Yr



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

120 SW BONNIE GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 3 of 6 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	276,271
TOTAL MARKET OB/XF VALUE	48,426
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	354,697
SOH/AGL Deduction	0
ASSESSED VALUE	354,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,697
TOTAL JUST VALUE	354,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1498/2708	8/09/2023	LE	U	I	14	100
GRANTOR: GOODSON BRUCE B (ENH						
GRANTEE: GOODSON BRUCE AND						
1451/2436	10/25/2021	WD	Q	I	01	465,000
GRANTOR: WALKER GUY C LIVING T						
GRANTEE: GOODSON BRUCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 USP= N14 W16 S14 E16$ W16 BAS= N14 W30 S14 E8 N8 E15 S8 E7$ W7 BAS= N8 W15 S8 E15$ W24 S14 E35 FSP= S8E1 FCP= S21 E12 N21 W12$ E15 N8 W16$ E25 N14$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/28/2024 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS

BEG SW COR OF SW1/4 OF NW1/4, RU
POB, RUN N 319.2 FT, E 200 FT, S
SE 307.5 FT TO W R/W SR-247, SW

GOODSON BRUCE B/GOODSON DONNA L
1503 SW CR 252B
LAKE CITY, FL 32024

2026

15-4S-16-02996-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

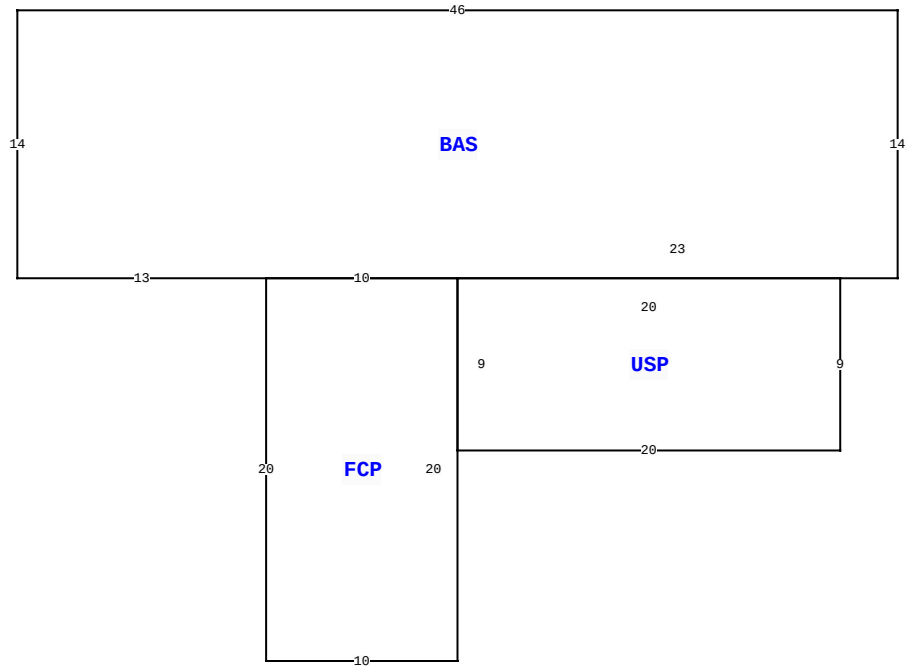
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0128	SFRES/MH PARK
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	644	100		644	15,904
FCP	200	25		50	1,235
USP	180	35		63	1,556
TOTALS	1,024			757	18,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	757	102.9000	61.74	46,737	1983	2000	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2022 Heated Area: 644 HX Base Yr



120 SW BONNIE GLN, 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	276,271
TOTAL MARKET OB/XF VALUE	48,426
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	354,697
SOH/AGL Deduction	0
ASSESSED VALUE	354,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,697
TOTAL JUST VALUE	354,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1498/2708	8/09/2023	LE	U	I	14	100
GRANTOR: GOODSON BRUCE B (ENH						
GRANTEE: GOODSON BRUCE AND						
1451/2436	10/25/2021	WD	Q	I	01	465,000
GRANTOR: WALKER GUY C LIVING T						
GRANTEE: GOODSON BRUCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E13 FCP= S20 E10 N20 W10$ E10 USP= S9 E20 N9 W20$ E23 N14$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/28/2024 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS

BEG SW COR OF SW1/4 OF NW1/4, RU
POB, RUN N 319.2 FT, E 200 FT, S
SE 307.5 FT TO W R/W SR-247, SW

GOODSON BRUCE B/GOODSON DONNA L
1503 SW CR 252B
LAKE CITY, FL 32024

2026

15-4S-16-02996-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

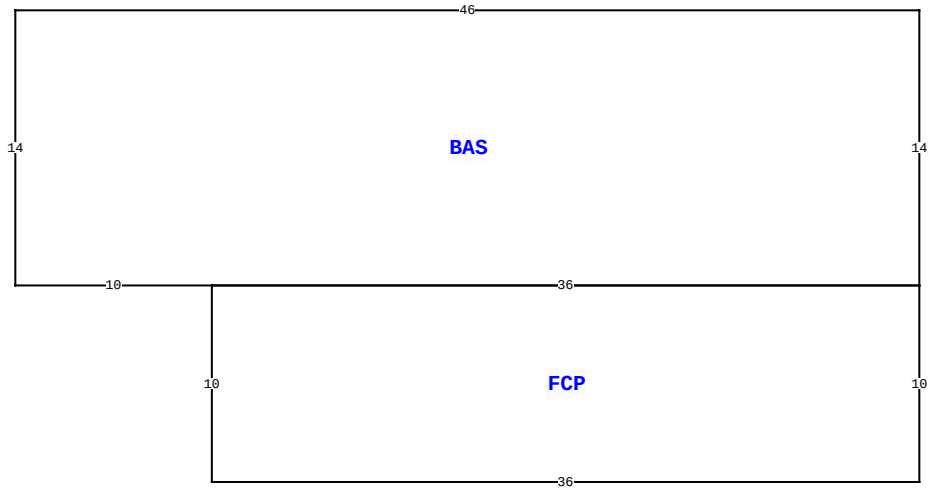
DOR CODE 0128 SFRES/MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	16,059
FCP	360	25		90	2,244
TOTALS	1,004			734	18,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	734	103.9000	62.34	45,758	1989	2000	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2022 Heated Area: 644 HX Base Yr



120 SW BONNIE GLN, 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	276,271
TOTAL MARKET OB/XF VALUE	48,426
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	354,697
SOH/AGL Deduction	0
ASSESSED VALUE	354,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,697
TOTAL JUST VALUE	354,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: GOODSON BRUCE B (ENH						
GRANTEE: GOODSON BRUCE AND						
1451/2436	10/25/2021	WD	Q	I	01	465,000
GRANTOR: WALKER GUY C LIVING T						
GRANTEE: GOODSON BRUCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E10 FCP= S10 E36 N10 W36$ E36 N14$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/28/2024 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS

BEG SW COR OF SW1/4 OF NW1/4, RU
POB, RUN N 319.2 FT, E 200 FT, S
SE 307.5 FT TO W R/W SR-247, SW

GOODSON BRUCE B/GOODSON DONNA L
1503 SW CR 252B
LAKE CITY, FL 32024

2026

15-4S-16-02996-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

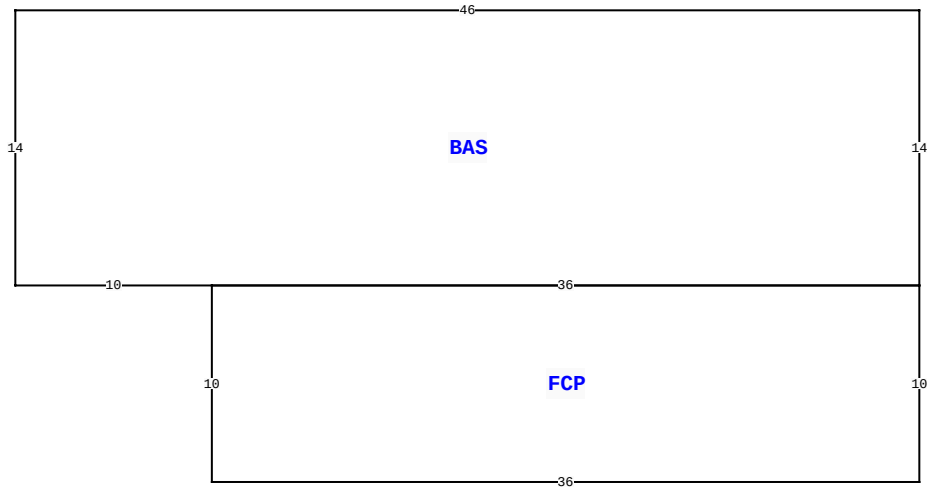
DOR CODE 0128 SFRES/MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	16,059
FCP	360	25		90	2,244
TOTALS	1,004			734	18,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	734	103.9000	62.34	45,758	1989	2000	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2022 Heated Area: 644 HX Base Yr



120 SW BONNIE GLN, 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	276,271
TOTAL MARKET OB/XF VALUE	48,426
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	354,697
SOH/AGL Deduction	0
ASSESSED VALUE	354,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,697
TOTAL JUST VALUE	354,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2708	8/09/2023	LE	U	I	14	100
GRANTOR: GOODSON BRUCE B (ENH						
GRANTEE: GOODSON BRUCE AND						
1451/2436	10/25/2021	WD	Q	I	01	465,000
GRANTOR: WALKER GUY C LIVING T						
GRANTEE: GOODSON BRUCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E10 FCP= S10 E36 N10 W36$ E36 N14$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/28/2024 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS