LOT 9 WINGATE ESTATES & S 40 FT
WINGATE ESTATES.

GOODRUM JOHN L LIVING TRUST
289 SW GRANITE CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-209

BUILDING CHARACTERISTICS

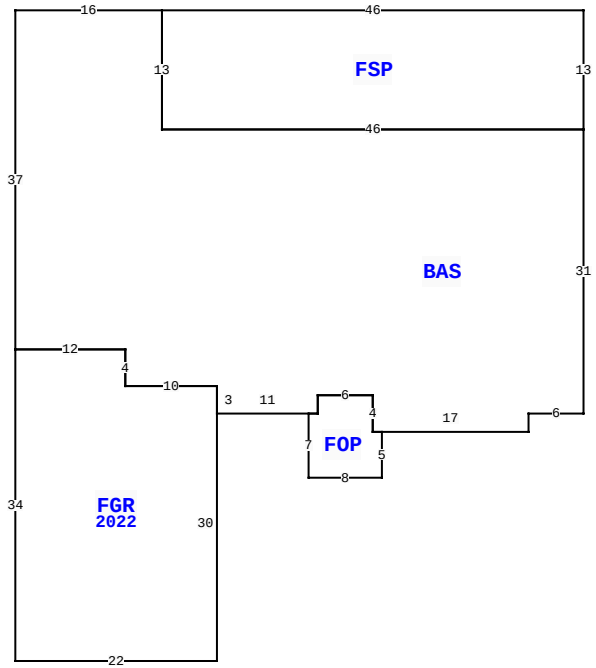
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100		2,038	264,555
FGR	708	55	2022	389	50,497
FOP	66	30		20	2,596
FSP	598	40		239	31,025
TOTALS	3,410			2,686	348,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,686	120.7360	135.22	363,201	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2038 HX Base Yr 2022



289 SW GRANITE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		348,673
TOTAL MARKET OB/XF VALUE		113,149
TOTAL LAND VALUE - MARKET		43,750
TOTAL MARKET VALUE		505,572
SOH/AGL Deduction		229,378
ASSESSED VALUE		276,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,472
TOTAL JUST VALUE		505,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046164	Solar Power Syste	35,483	12/22/2022
000045846	Swimming Pool and	70,000	11/03/2022
000040287	New Residential C	300,000	08/18/2021
000042283	Storage Building	40,000	07/09/2021
40287	SFR	0	08/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2094	5/15/2023	WD	U	I	11	100
GRANTOR: GOODRUM JOHN L						
GRANTEE: GOODRUM JOHN L LIVI						
1481/2294	12/22/2022	WD	U	I	11	100
GRANTOR: GOODRUM JOHN L						
GRANTEE: GOODRUM JOHN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] W46 N13 W16 S37 E12 S4 E10 S3 E11 N2 E6 S4 E17 N2 E6 N31 $
FGR=[YR=2022;ORIG=30,38] W10 N4 W12 S34 E22 N30 $
FSP=[ORIG=24,-3] E46 S13 W46 N13 $
FOP=[ORIG=47,39] W6 S2 W1 S7 E8 N5 W1 N4 $
.

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	100	0	0	1,280.00	UT	5.00	5.00	100	2022	2021		100	6,400	
2	0031	BARN,MT AE	0	100	40	50	2,000.00	UT	30.00	30.00	100	2023	2022		100	60,000	
3	0166	CONC,PAVMT	0	100	18	18	324.00	UT	5.00	5.00	100	2023	2022		100	1,620	
4	0296	SHED METAL	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2023	2022		100	6,500	
5	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00	70.00	100	2024	2023		97	34,629	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 113,149

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		PRD	0.00	0.00	0.25	LT		1.00	1.00	1.00	35,000.00	35,000.00	8,750							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.07 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/17/2025 BY SYS