LOT 21 LOBLOLLY ADDITION S/D.
WD 1055-492, WD 1180-1267, QC 11

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

2026

22-4S-16-03086-221

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

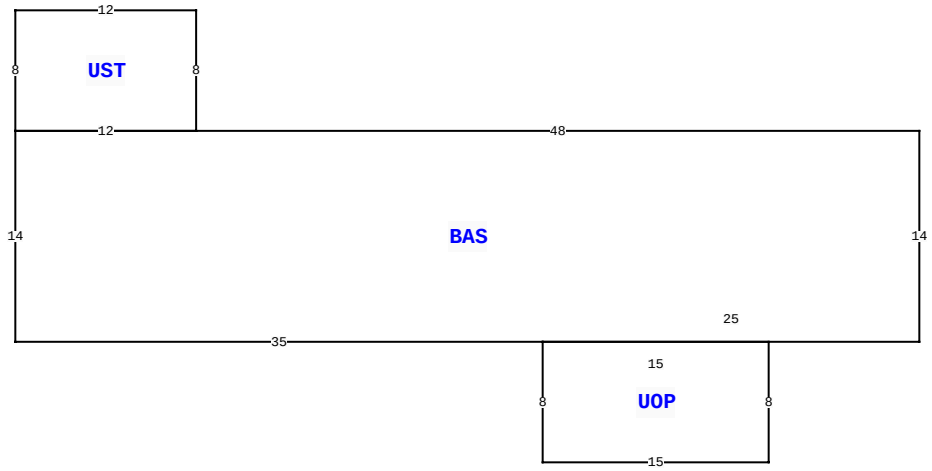
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	4,476
UOP	120	25		30	160
UST	96	45		43	229
TOTALS	1,056			913	4,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	913	44.4000	26.64	24,322	1976	1976	0	0	20	60.00	20.00

1 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



721 SW LAMBOY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	4,864
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	30,564
SOH/AGL Deduction	0
ASSESSED VALUE	30,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,564
TOTAL JUST VALUE	30,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/2552	8/09/2023	LE	U	I	14	100
GRANTOR: GOODSON BRUCE B (ENH						
GRANTEE: GOODSON BRUCE & DON						
1368/2134	9/13/2018	WD	U	I	37	10,600
GRANTOR: LORIDA CHANCEY CRUZ						
GRANTEE: BRUCE B & DONNA LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UST= N8 W12 S8 E12$ W12 S14 E35 UOP= S8 E15 N8 W15$ E25 N14$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/05/2109 BY KR Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS