



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	32	HARDIE BRD 100	0100	01	3,044	128.8936	144.36	439,432	2002	2002	0	0	23.00	77.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 100% - 2003													Heated Area: 2574													
Roof Cover	14	PREFIN MT 100														HX Base Yr 2003													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	15	HARDTILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Architectual	05	CONV 100																											
Units		0 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	07	07																											
DOR CODE	5000		IMPROVED AG																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC	28416.00		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,286	100		2,286	254,105																								
FGR	576	55		317	35,237																								
FOP	228	30		68	7,558																								
FOP	284	30		85	9,449																								
FUS	288	100		288	32,014																								
TOTALS	3,662			3,044	338,363																								
EXTRA FEATURES						206 SW LYNNDALE GLN, LAKE CITY																							
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												
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200													
2	0166	CONC, PAVMT	0	100	0	0	723.00	UT	2.00	2.00	100	2002	2002	3	100	1,446													
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800													
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800													
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500													
6	0210	GARAGE U	0	100	18	25	1.00	UT	7,200.00	7,200.00	100	2021	2020		100	7,200													
7	0252	LEAN-TO W/	0	100	10	25	1.00	UT	375.00	375.00	100	2021	2020		100	375													
TOTAL OB/XF 15,321																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	0100	C	SFR	100		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000												
2	5500	A	TIMBER 2	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115												
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000												
REVIEW DATE 03/15/2021 BY BC Total Acres: 10.00 Total Land Value: 30,115 Market: 63,000 Agricultural: 3,115 Common: 27,000 PRINTED 11/18/2025 BY SYS																													

Diagram 1: FUS (Footprint) - 12' x 24'

Diagram 2: BAS (Basement) - 36' x 35'

Diagram 3: FOP (Footprint) - 36' x 35'

Diagram 4: FGR (Footprint) - 24' x 24'

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/466	5/02/2024	LE	U	I	14	100

GRANTOR: GODSMARK WAYNE R SR (

GRANTEE: GODSMARK WAYNE ROBE

0912/1113 10/06/2000 WD Q V 43,000

GRANTOR: ALLEN J & RUTH NASH

GRANTEE: WAYNE & JOANN GODSM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 N8 W12 S5 D3L3 W33 S35 E11 E12 N3 E6 S3

E12 N3 E24 N32 \$

FGR=[ORIG=-24,35] S21 E24 N24 W24 S3 \$

FUS=[ORIG=0,-30] N24 W12 S24 E12 \$

FOP=[ORIG=-29,-8] W36 S8 E33 U3R3 N5 \$

FOP=[ORIG=-54,35] S7 E30 N7 W12 N3 W6 S3 W12 \$.