LOT 12 BLOCK 2 HIGHLANDS S/D.

772-440, DC 1403-930, LE 1403-93

GODFREY PATRICIA A
11 MENTZWOOD TRL
ALLEYTON, TX 78955

2026

30-3S-17-05895-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

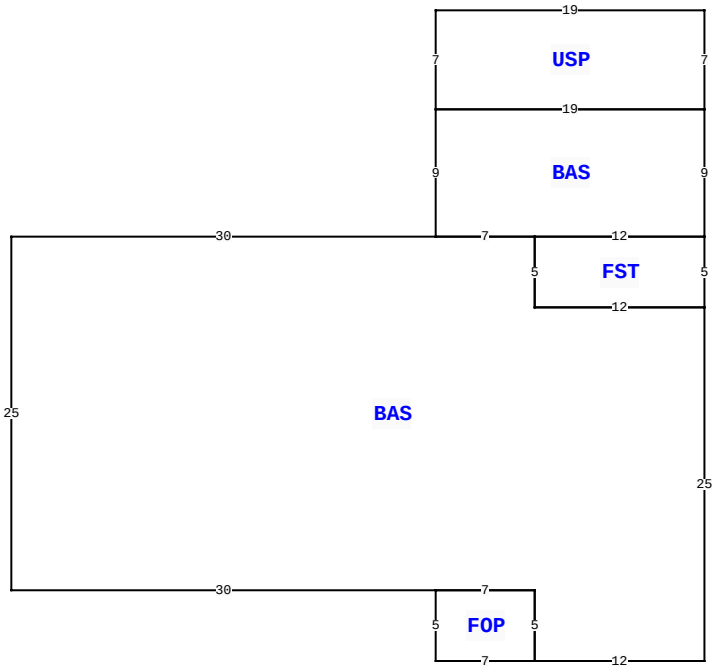
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	171	100		171	14,025
BAS	1,225	100		1,225	100,471
FOP	35	30		10	820
FST	60	55		33	2,707
USP	133	35		47	3,855
TOTALS	1,624			1,486	121,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,486	112.6620	126.18	187,503	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1396 HX Base Yr



949 NW INDIAN SHORE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	121,877
TOTAL MARKET OB/XF VALUE	875
TOTAL LAND VALUE - MARKET	11,829
TOTAL MARKET VALUE	134,581
SOH/AGL Deduction	0
ASSESSED VALUE	134,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,581
TOTAL JUST VALUE	134,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/0931	1/08/2020	LE	U	I	14	100
GRANTOR: PATRICIA A GODFREY						
GRANTEE: PATRICIA A GODFREY						
0772/0440	3/11/1993	WD	Q	I		36,500
GRANTOR: GENE O'NEAL						
GRANTEE: PHILIP GODFREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S25 E30 FOP= S5 E7 N5 W7$ E7 S5 E12 N25 FST= N5 W12 S5 E12$ W12 N5 BAS= E12 N9 USP= N7 W19 S7 E19$ W19 S9 E7$ W7$.

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	350.00	350.00	50	0	0	3	50	175	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 875

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	12,451.76	SF		1.00	1.00	1.00	0.95	0.95	11,829							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.29 Total Land Value: 11,829 Market: 0 Agricultural: 0 Common: 11,829 PRINTED 11/19/2025 BY SYS