

LOT 5 FRANK C CUMMINGS S/D UNIT
931-888, 932-026, 946-2194, WD 1

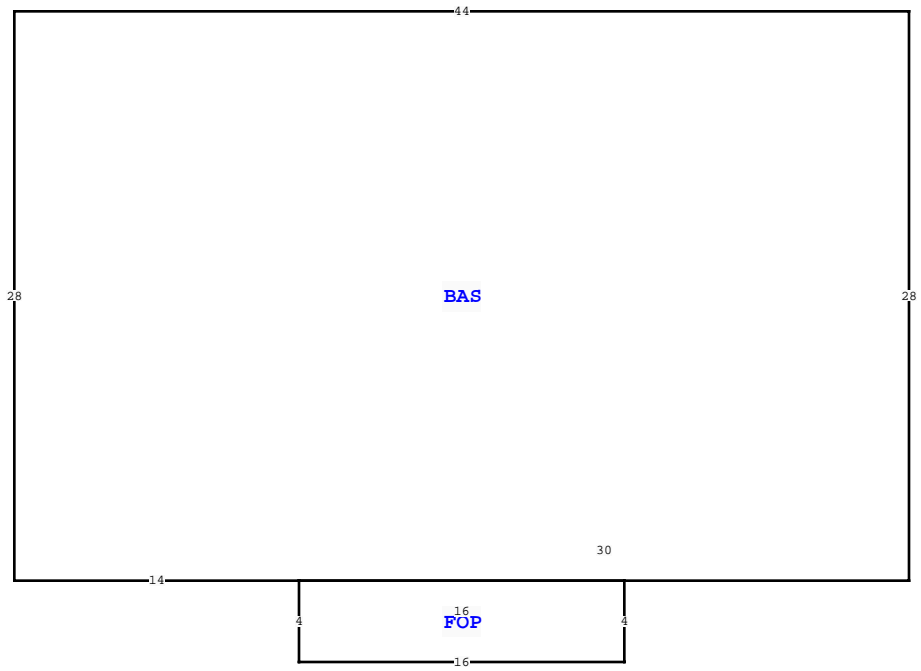
HILL-BROWN LAUREN
1055 NE GOODVINE WAY
LAKE CITY, FL 32055

2026

00-00-00-11209-105

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
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
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2023									
				Heated Area: 1232			HX Base Yr 2023				



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	810317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	120,039
FOP	64	30		19	1,851
TOTALS	1,296			1,251	121,890

1055 NE GOODVINE WAY, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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
1	0166	CONC,PAVMT	0	100	0	940.00	UT	2.00	2.00	100	2002	2002	3	100	1,880	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	121,890	
TOTAL MARKET OB/XF VALUE	1,880	
TOTAL LAND VALUE - MARKET	3,868	
TOTAL MARKET VALUE	127,638	
SOH/AGL Deduction	1,667	
ASSESSED VALUE	125,971	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	74,560	
TOTAL JUST VALUE	127,638	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	129,777	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0817	REROOF	7,947	10/08/2025
2298	SFR	155	02/06/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/1547	7/28/2022	WD	Q	I	01	140,000
GRANTOR: DOWNS-IVES BEVERLY LY						
GRANTEE: HILL-BROWN LAUREN						
1125/0915	7/11/2007	WD	Q	I		87,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: BEVERLY LYNN DOWNS-						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W44 S28 E14 FOP= S4 E16 N4 W16\$ E30 N28\$.

LAND DESCRIPTION															TOTAL OB/XF									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF-	3	0.00	0.00	6,447.00	SF	1.00	1.00	1.20	0.50	0.60	3,868							