E DIV: LOT 11 EX W 75 FT & LOT 1
33-416, 587-268, 828-222, 848-81

GODBOLT HENRY AND VICTORY FAMILY TRUST DATED NOVEM
185 NE LAGUNA DR
LAKE CITY, FL 32055

2027

00-00-00-13152-000

BUILDING CHARACTERISTICS

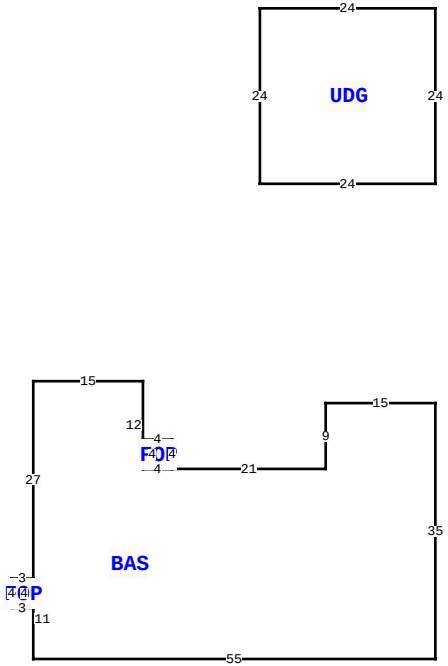
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100		1,745	44,239
FOP	12	30		4	102
FOP	16	30		5	127
UDG	576	55		317	8,036
TOTALS	2,349			2,071	52,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,071	57.6180	63.38	131,260	1936	1936	0	0	25	35.00	40.00

1 SINGLE FAM 100% - 2025 Heated Area: 1745 HX Base Yr 2025



185 NE LAGUNA DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	230	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		52,504
TOTAL MARKET OB/XF VALUE		1,630
TOTAL LAND VALUE - MARKET		20,948
TOTAL MARKET VALUE		75,082
SOH/AGL Deduction		23,706
ASSESSED VALUE		51,376
TOTAL EXEMPTION VALUE	HX HB	26,376
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,035

LAND:2:1: UNUSABLE REAR PORTION OF PARCEL.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044739	Roof Replacement	20,000	06/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2189	11/07/2025	QC	U	I	11	100
GRANTOR: GODBOLT HENRY AKA HEN						
GRANTEE: GODBOLT HENRY AND V						
1464/2557	4/22/2022	QC	U	I	11	100
GRANTOR: NINOS VI LLC						
GRANTEE: GODBOLT HENRY KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S9 W21 FOP= N4 W4 S4 E4$ W4 N12 W15 S27 FOP= W3 S4 E3 N4$ S11 E55 N35$ PTR=N30UDG= N24 W24 S24 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 1,630

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		*RSF-3	171.00	98.00	16,758.00	SF		1.00	1.00	1.00	1.25	1.25	20,948							

REVIEW DATE 11/17/2021 BY CP Total Acres: 0.38 Total Land Value: 20,948 Market: 0 Agricultural: 0 Common: 20,948 PRINTED 11/17/2026 BY SYS