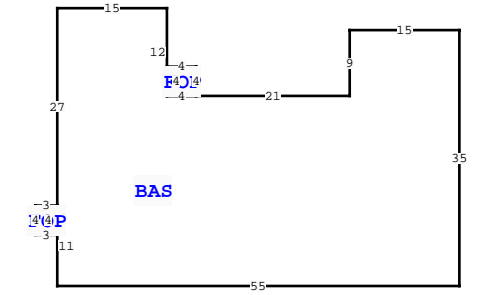
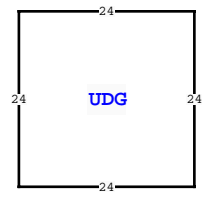


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,071	57.6180	64.53	133,642	1936	1936	0	0	25	35.00	40.00

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



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	45,042
FOP	12	30		4	103
FOP	16	30		5	129
UDG	576	55		317	8,182
TOTALS	2,349			2,071	53,457

185 NE LAGUNA DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026	MLU
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	0	0	0	0.00	100	0	0	3	100	230	
2	0190	FPLC PF	0	100	0	0	0	0	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	0	0	0.00	100	2011	2011	3	100	200	

TOTAL OB/XF 1,630

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	371.00	98.00	16,758.00	SF		1.00	1.00	1.00	1.25	1.25	20,948							

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		53,457
TOTAL MARKET OB/XF VALUE		1,630
TOTAL LAND VALUE - MARKET		20,948
TOTAL MARKET VALUE		76,035
SOH/AGL Deduction		26,155
ASSESSED VALUE		49,880
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,880
TOTAL JUST VALUE		76,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,007

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\$.