COMM SE COR OF N1/2 OF S1/2 OF N
RUN W 1089.08 FT FOR POB, CONT W
N 333.36 FT, E 282.48 FT TO A PT

GOODFELLOW CRAIG R/GOODFELLOW KELLY A
288 SW IRWING GLEN
LAKE CITY, FL 32024

2026

02-5S-16-03407-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

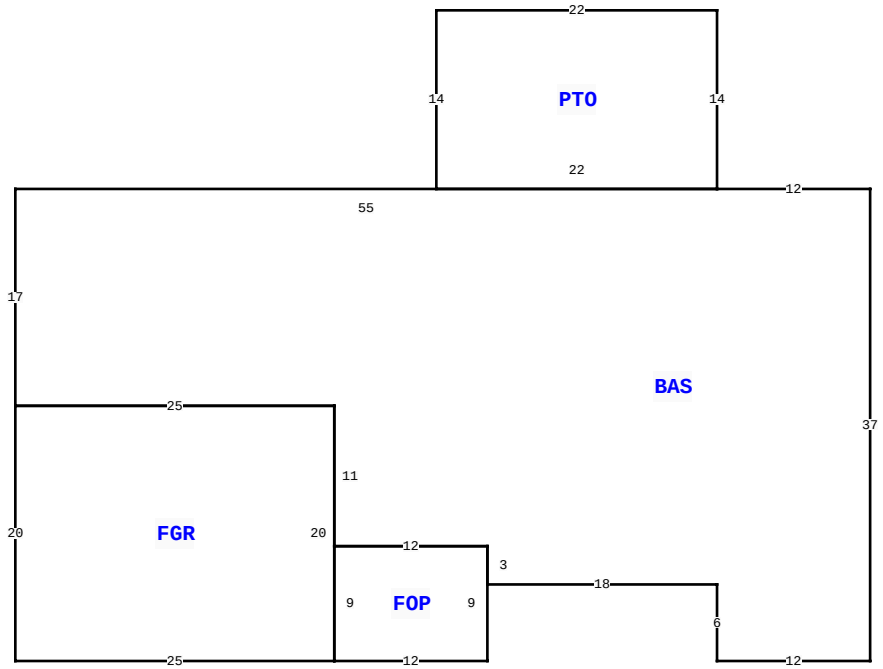
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100		1,763	145,215
FGR	500	55		275	22,651
FOP	108	30		32	2,636
PTO	308	5		15	1,236
TOTALS	2,679			2,085	171,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,085	111.1620	126.72	264,211	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1763 HX Base Yr 2000



288 SW IRWING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,737
TOTAL MARKET OB/XF VALUE		38,800
TOTAL LAND VALUE - MARKET		37,200
TOTAL MARKET VALUE		247,737
SOH/AGL Deduction		78,769
ASSESSED VALUE		168,968
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,557
TOTAL JUST VALUE		247,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,604

SALE:1:1: 1.86 ACRES VACANT LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048910	Storage Building	50,000	12/26/2023
000047312	Electrical Servic	0	05/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0884/2452	7/23/1999	WD	Q	I		82,900
GRANTOR: K BOEHMER						
GRANTEE: GOODFELLOW'S						
0695/0618	9/01/1989	WD	Q	V		8,500
GRANTOR: GIEBEIG JOHN						
GRANTEE: BOEHMER KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N14 W22 S14 E22$ W55 S17 FGR= S20 E25 N20 W25$ E25 S11 FOP= S9 E12N9 W12$ E12 S3 E18 S6 E12 N37$.

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	1993	1993	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
7	0030	BARN,MT	0	100	0	0	1.00	UT	35,000.00	35,000.00	100	2025	2024		100	35,000	

LAND DESCRIPTION

TOTAL OB/XF 38,800

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-1	0.00	0.00	1.86	AC		1.00	1.00	1.00	20,000.00	20,000.00	37,200							

REVIEW DATE 05/09/2024 BY JB Total Acres: 1.86 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 05/13/2026 BY SYS