BEG AT NE COR OF NW1/4, RUN W 78
613.81 FT TO N R/W OF 60 FT OF E
19.24 FT, CONT E 741.64 FT, N 63

GOOD TRACY A/GOOD RANDY K
589 SW HUNTER LEIGH PL
LAKE CITY, FL 32024

2027

05-6S-17-09607-202

BUILDING CHARACTERISTICS

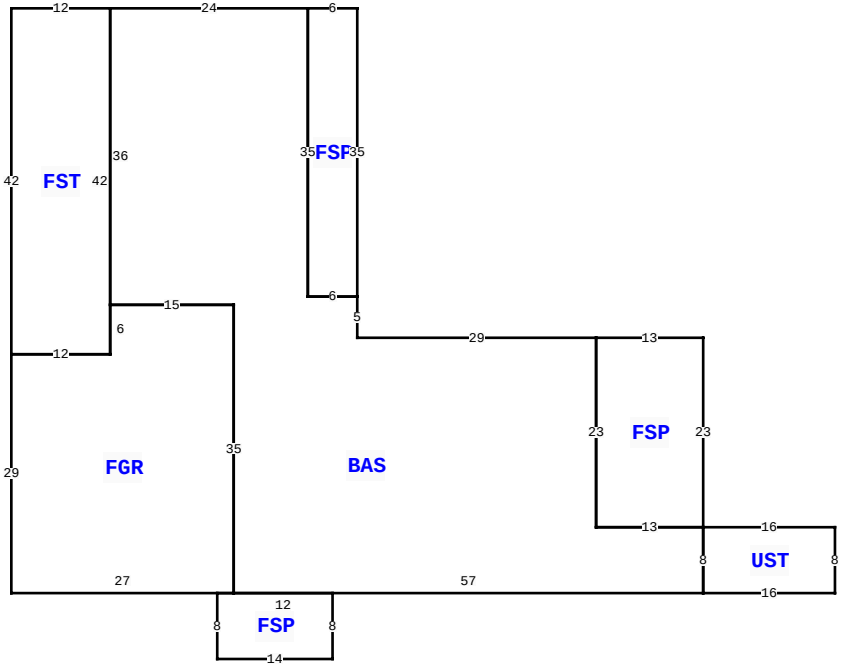
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100		2,398	217,379
FGR	873	55		480	43,512
FSP	112	40		45	4,080
FSP	210	40		84	7,615
FSP	299	40		120	10,878
FST	504	55		277	25,110
UST	128	45		58	5,258
TOTALS	4,524			3,462	313,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,462	111.3600	122.50	424,095	2014	2014	0	15	0	11.00	74.00

1 SINGLE FAM 100% - 2016 Heated Area: 2398 HX Base Yr 2016



589 SW HUNTER LEIGH PL, LAKE CITY

BLD DATE		LGL DATE	04/08/2025 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	0031	BARN,MT AE	0	100	26	32	832.00	UT	9.00	9.00	100	2006	2006	3	100	7,488	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
3	0280	POOL R/CON	0	100	16	31	496.00	UT	70.00	70.00	100	2014	2014	3	76	26,387	
4	0166	CONC,PAVMT	0	100	0	0	890.00	UT	2.00	2.00	100	2014	2014	3	100	1,780	
5	0296	SHED METAL	0	100	24	36	864.00	UT	6.30	6.30	100	2014	2014	3	100	5,443	
6	0251	LEAN TO W/	0	100	10	36	360.00	UT	3.50	3.50	100	2014	2014	3	100	1,260	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
9	0040	BARN,POLE	0	100	36	60	2,160.00	UT	5.00	5.00	75	2017	2017	3	75	8,100	
10	0282	POOL ENCL	0	100	28	40	1,120.00	UT	15.00	15.00	100	2023	2022		80	13,440	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		313,830
TOTAL MARKET OB/XF VALUE		67,498
TOTAL LAND VALUE - MARKET		99,635
TOTAL MARKET VALUE		394,814
SOH/AGL Deduction		188,753
ASSESSED VALUE		206,061
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,650
TOTAL JUST VALUE		480,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045693	Electrical Servic	0	10/17/2022
000044024	Screen Enclosure	13,000	03/28/2022
31335	STORAGE	110	08/09/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2416	7/15/2024	WD	U	V	11	100
GRANTOR: MELISSA'S SECRET GARD						
GRANTEE: GOOD RANDY						
1051/1362	7/08/2005	WD	Q	V		102,000
GRANTOR: JIM MARTIN						
GRANTEE: TRACY & RANDY GOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FST= W12 S42 E12 N42$ S36 FGR= S6 W12 S29 E27 N35 W15$ E15 S35 FSP= W2 S8 E14 N8 W12$ E57 UST= E16 N8 W16 S8$ N8 FSP= N23 W13 S23 E13$ W13 N23 W29 N5 FSP= N35 W6 S35 E6$ W6 N35$.

LAND DESCRIPTION

TOTAL OB/XF 67,498

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9400	C	RIGHTOFWAY	100					0.52	AC		1.00	1.00	1.00	10.00	10.00	5							
3	5500	A	TIMBER 2	0			0.00	0.00	10.07	AC		1.00	1.00	1.00	445.00	445.00	4,481							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	10.07	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,630							

REVIEW DATE 10/24/2022 BY JB Total Acres: 11.59 Total Land Value: 13,486 Market: 90,630 Agricultural: 4,481 Common: 9,005 PRINTED 11/17/2026 BY SYS