

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

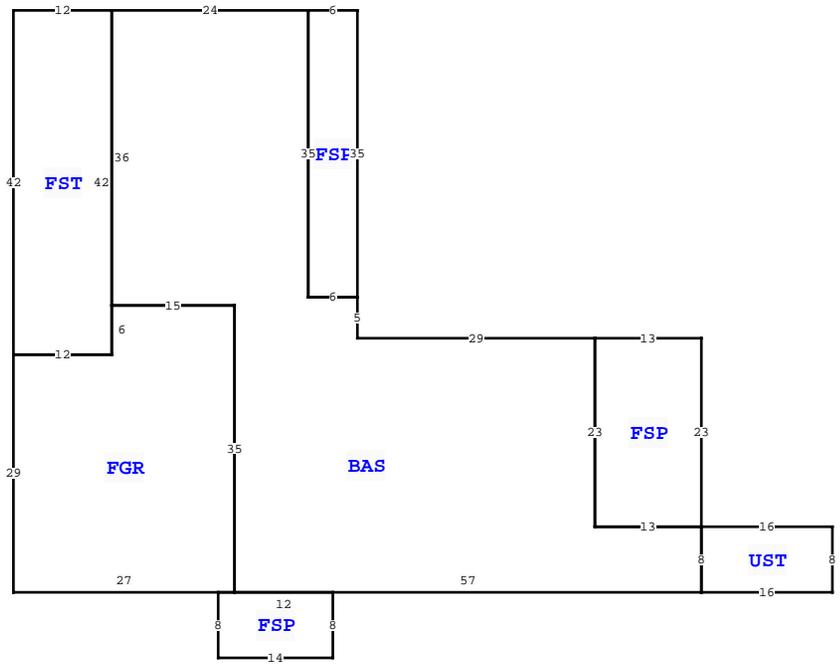
2026

05-6S-17-09607-202



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 80	
Interior Floor	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
BAS	2,398	100	
FGR	873	55	
FSP	112	40	
FSP	210	40	
FSP	299	40	
FST	504	55	
UST	128	45	
TOTALS	4,524		

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	124.72	431,781	2014	2014	0	15	0	11.00
1 SINGLE FAM 100% - 2016 Heated Area: 2398 HX Base Yr 2016											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		319,518	
TOTAL MARKET OB/XF VALUE		67,498	
TOTAL LAND VALUE - MARKET		99,635	
TOTAL MARKET VALUE		400,502	
SOH/AGL Deduction		200,312	
ASSESSED VALUE		200,190	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		148,779	
TOTAL JUST VALUE		486,651	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,851	

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						

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

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	DPHT 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										
TOTALS												67,498															

BUILDING NOTES											
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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							
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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							