COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 466.69 FT, S 466.
466.69 FT, N 466.69 FT TO POB.

GOODRICH ROBERT S/GOODRICH PAMELA K
978 SW CR 240
LAKE CITY, FL 32025

2027

09-5S-17-09174-003

BUILDING CHARACTERISTICS

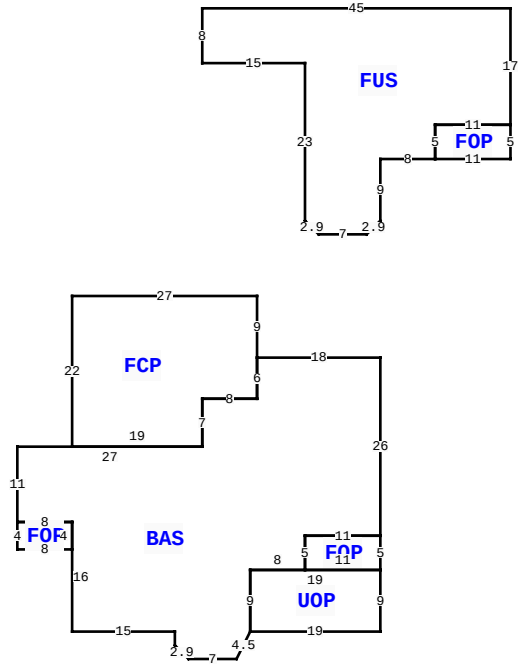
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,405	100		1,405	128,038
FCP	538	25		134	12,212
FOP	32	30		10	911
FOP	55	30		16	1,458
FOP	55	30		16	1,458
FUS	842	100		842	76,731
UOP	171	20		34	3,099
TOTALS	3,098			2,457	223,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,457	127.4519	140.20	344,471	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 2247 HX Base Yr 1996



978 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,906
TOTAL MARKET OB/XF VALUE		24,214
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		262,240
SOH/AGL Deduction		74,698
ASSESSED VALUE		187,542
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,131
TOTAL JUST VALUE		301,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046103	Remodel	62,615	12/14/2022
17394	POOL	145	09/01/2000
9493	SFR	240	03/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0802/2041	3/10/1995	WD	Q	V	03	0

GRANTOR: SHEROD & MARCEL KEEN

GRANTEE: ROBERT B & PAMELA K

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FCP= N9 W27 S22 E19N7 E8 N6$ S6 W8 S7 W27 S11 FOP= S4 E8 N4 W8$ E8 S16 E15 S2 D2 R2 E7 R2 U4 UOP= E19 N9 W19 S9$ N9 E8 FOP= E11N5 W11 S5$ N5 E11 N26$ PTR= N20 FUS= N9 E8 FOP= E11 N5 W11 S5$ N5 E11 N17 W45 S8 E15 S23 D2 R2 E7 R2 U2 $ S20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	15	22	330.00	UT	1.50	1.50	100	1995	1995	3	100	495	
3	0166	CONC,PAVMT	0	100	3	16	48.00	UT	1.50	1.50	100	1995	1995	3	100	72	
4	0166	CONC,PAVMT	0	100	0	0	378.00	UT	1.50	1.50	100	1995	1995	3	100	567	
5	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00	70.00	100	2000	2000	3	40	14,280	
6	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,500	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 24,214

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	6200	A	PASTURE 3	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							
3	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 01/05/2023 BY Total Acres: 5.00 Total Land Value: 14,120 Market: 40,000 Agricultural: 1,120 Common: 13,000 PRINTED 11/17/2026 BY SYS