

THE NE1/4 OF NE1/4 EX RD & EX CO
 NE1/4 OF NE1/4, RUN E 33 FT, N 6
 CONT N 90 FT, E 363 FT, S 90 FT,

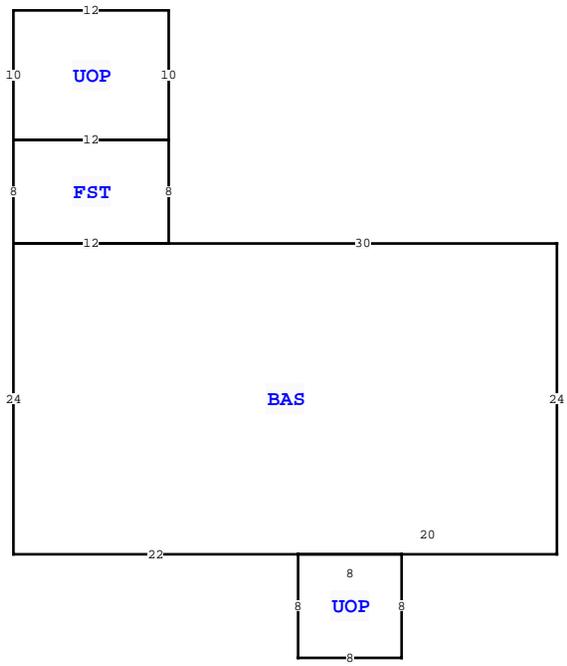
GOODSON BRUCE B/GOODSON DONNA LYNN
 1503 SW COUNTY ROAD 252B
 LAKE CITY, FL 32024

2026

10-4S-16-02831-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		2	100
Bathrooms		1	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	
FST	96	55	
UOP	64	20	
UOP	120	20	
TOTALS	1,288		1,098 77,180

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,098	94.8600	108.14	118,738	1940	1940		0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1008 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			465,609
TOTAL MARKET OB/XF VALUE			38,655
TOTAL LAND VALUE - MARKET			154,550
TOTAL MARKET VALUE			518,346
SOH/AGL Deduction			133,684
ASSESSED VALUE			384,662
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			333,251
TOTAL JUST VALUE			658,814
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			657,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054846	Roof Replacement	28,300	01/21/2026
15161	POOL	115	03/04/1999
12602	SFR	470	06/03/1997
6985	PUMP/UTPOL	0	03/30/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/2704	8/09/2023	LE U		I	14	100
GRANTOR: GOODSON BRUCE BERNARD						
GRANTEE: GOODSON BRUCE AND D						
0840/0169	5/22/1997	WD Q		I	03	0
GRANTOR: BERNARD & BRUCE GOODS						
GRANTEE: BRUCE & DONNA LYNN						

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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
2	0021	BARN,FR AE	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	2,000
3	0040	BARN,POLE	0	100	24	42		1,008.00	UT 2.50	2.50	100	0	0	3	100	2,520
4	0010	BARN,BLK	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	2,500
5	0166	CONC,PAVMT	0	100	21	58		1,218.00	UT 1.50	1.50	100	1998	1998	3	100	1,827
6	0170	FPLC 2STRY	0	100	0	0		1.00	UT 2,750.00	2,750.00	100	1998	1998	3	100	2,750
7	0280	POOL R/CON	0	100	16	38		608.00	UT 56.00	56.00	100	1999	1999	3	40	13,619
8	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
9	0166	CONC,PAVMT	0	100	10	125		1,250.00	UT 1.50	1.50	100	1999	1999	3	100	1,875
10	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2007	2007	3	100	864

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	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		00	0.00	0.00	1.00	AC	1.00	1.00	1.00	5,000.00	5,000.00	5,000								
2	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC	1.00	1.00	1.00	5,000.00	5,000.00	2,500								
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	22.41	AC	1.00	1.00	1.00	281.00	281.00	6,297								
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	6.50	AC	1.00	1.00	1.00	40.00	40.00	260								
5	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	25.00	25.00	25								
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.41	AC	1.00	1.00	1.00	5,000.00	5,000.00	147,050								
TOTALS													36,955											

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/10/2025 MLU												

BUILDING DIMENSIONS												
BAS= W30 FST= N8 UOP= N10 W12 S10 E12\$ W12 S8 E12\$W12 S24 E22												
UOP= S8 E8 N8 W8\$ E20 N24\$.												

REVIEW DATE 01/18/2024 BY ks																								
Total Acres: 31.41													Total Land Value: 14,082				Market: 147,050		Agricultural: 6,582		Common: 7,500		PRINTED 05/12/2026 BY SYS	

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 CONT N 90 FT, E 363 FT, S 90 FT,

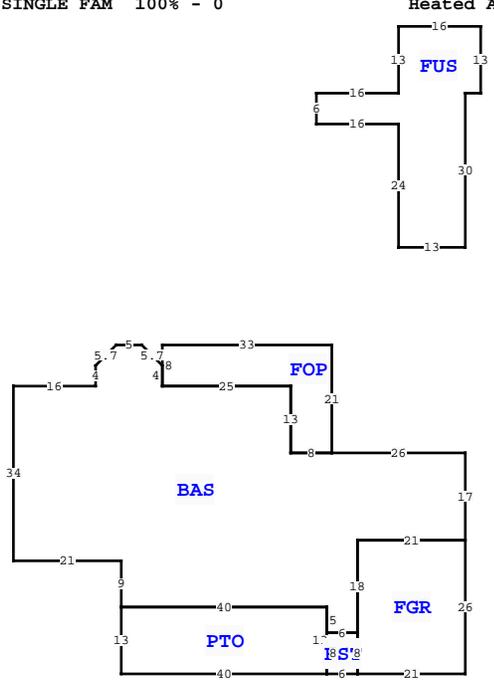
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 1503 SW COUNTY ROAD 252B
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2026

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ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	90	
Exterior Wall	21	STONE		10	
Roof Structure	08	IRREGULAR		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	14	CARPET		80	
Interior Floor	15	HARDTILE		20	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame		N/A		100	
Stories	1.	1.		100	
Architectual	05	CONV		100	
Units		0		100	
Condition Adj	03	03		100	
Kitchen Adjus	01	01		100	
Quality	08	08			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	10416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,998	100		2,998	280,335
FGR	546	55		300	28,052
FOP	368	30		110	10,286
FST	48	55		26	2,431
FUS	694	100		694	64,894
PTO	520	5		26	2,431
TOTALS	5,174			4,154	388,429

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	SINGLE FAM	100% - 0									
Heated Area: 3692						HX Base Yr					



COLUMBIA COUNTY PROPERTY			PAGE 2 of 2	3
VALUATION BY			STANDARD	
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0840/0169	5/22/1997	WD	Q	I	03	0
GRANTOR: BERNARD & BRUCE GOODS						
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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
11	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
12	0255	MBL HOME S	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
TOTAL OB/XF 1,700																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W26 FOP= N21 W33 S8 E25S13 E8\$ W8 N13 W25 N4 U4 L4 W5 L4 D4 S4 W16 S34 E21 S9 PTO= S13 E40 N13 W40\$ E40 S5 FST= S8 E6 N8 W6\$ E6 FGR= S8E21 N26 W21 S18\$ N18 E21 N17\$ PTR= N40 FUS= N30 E3 N13 W16S13 W16 S6 E16 S24 E13\$ S40\$.									

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV