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

2027

10-4S-16-02831-000

BUILDING CHARACTERISTICS

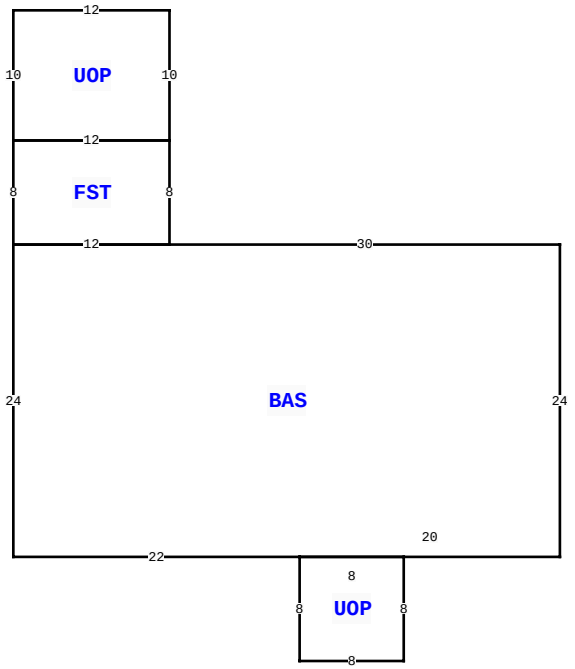
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	68,370
FST	96	55		53	3,595
UOP	64	20		13	882
UOP	120	20		24	1,628
TOTALS	1,288			1,098	74,474

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	104.35	114,576	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1008 HX Base Yr



1477 SW COUNTY ROAD 252B , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		449,282
TOTAL MARKET OB/XF VALUE		38,655
TOTAL LAND VALUE - MARKET		154,550
TOTAL MARKET VALUE		502,019
SOH/AGL Deduction		111,111
ASSESSED VALUE		390,908
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,497
TOTAL JUST VALUE		642,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,648

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	

TOTAL OB/XF 36,955

LAND DESCRIPTION

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		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							

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 11/16/2026 BY SYS

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

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BUILDING CHARACTERISTICS

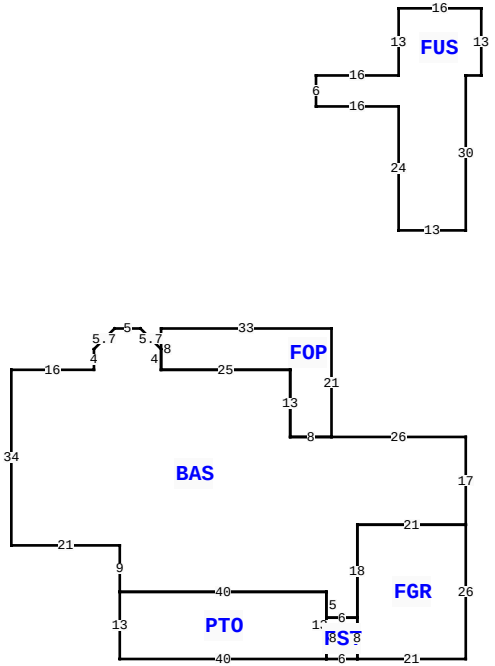
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	270,504
FGR	546	55		300	27,068
FOP	368	30		110	9,925
FST	48	55		26	2,346
FUS	694	100		694	62,618
PTO	520	5		26	2,346
TOTALS	5,174			4,154	374,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,154	122.5692	134.83	560,084	1998	1998	0	0	0	33.08	66.92

3 SINGLE FAM 100% - 0 Heated Area: 3692 HX Base Yr



1477 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	04/10/2025 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
11	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
12	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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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						

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 1,700

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

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 11/16/2026 BY SYS