COMM 528 FT N OF SW COR OF SE1/4
POB, RUN N 210 FT, E 220 FT, S 2
220 FT TO POB.

BARBOSA RAYMOND MANUEL BALAGUER/COMIOTTO ARIELA FA
485 SW GODBOLD RD
LAKE CITY, FL 32024

2027

11-4S-15-00336-003

BUILDING CHARACTERISTICS

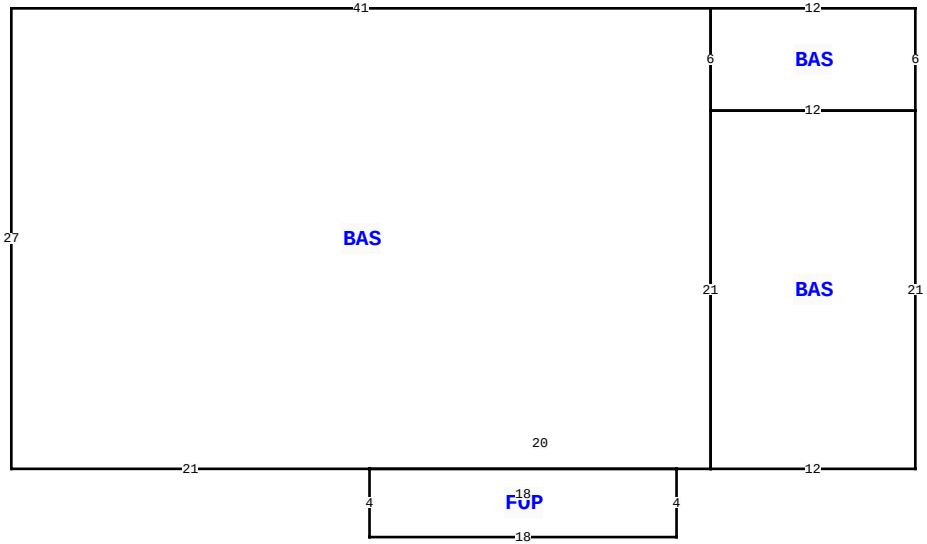
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	9,238
BAS	252	100		252	32,331
BAS	1,107	100		1,107	142,027
FOP	72	30		22	2,823
TOTALS	1,503			1,453	186,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,453	137.2140	150.94	219,316	1975	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 1431 HX Base Yr 2026



485 SW GODBOLD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		186,419
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		21,200
TOTAL MARKET VALUE		211,019
SOH/AGL Deduction		0
ASSESSED VALUE		211,019
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,608
TOTAL JUST VALUE		211,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2750	2/21/2025	WD	U	I	41	295,000
GRANTOR: MUNOZ SANTOS ELIAS						
GRANTEE: BARBOSA RAYMOND MAN						
1524/1861	9/26/2024	WD	Q	I	03	110,000
GRANTOR: KELLER NELSON F						
GRANTEE: MUNOZ SANTOS ELIAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 S27 E21 E20 N21 N6 $
BAS=[ORIG=0,27] E12 N21 W12 S21 $
FOP=[ORIG=-20,27] S4 E18 N4 W18 $
BAS=[ORIG=0,6] E12 N6 W12 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	20,000.00	20,000.00	21,200							

REVIEW DATE 05/27/2025 BY TP Total Acres: 1.06 Total Land Value: 21,200 Market: 0 Agricultural: 0 Common: 21,200 PRINTED 11/17/2026 BY SYS