

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

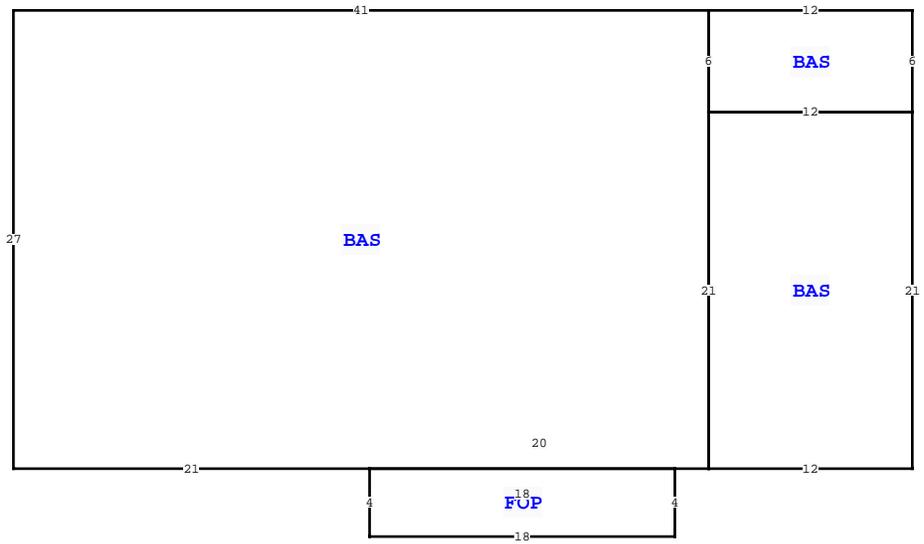
BARBOSA RAYMOND MANUEL BALAGUER/COMIOTTO ARIELA FA  
 485 SW GODBOLD RD  
 LAKE CITY, FL 32024

**2026**

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2026									
				Heated Area: 1431				HX Base Yr 2026				



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	9,405
BAS	252	100		252	32,918
BAS	1,107	100		1,107	144,605
FOP	72	30		22	2,874
TOTALS	1,503			1,453	189,802

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,802
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		19,080
TOTAL MARKET VALUE		212,282
SOH/AGL Deduction		0
ASSESSED VALUE		212,282
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,871
TOTAL JUST VALUE		212,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,886

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						

485 SW GODBOLD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	100	2025	2024		100	400	
3	0262	PRCH, FOP	0	100	0	0	1.00	UT	2,500.00	100	2026	2025		100	2,500	

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	18,000.00	18,000.00	19,080								