COMM SW COR OF SE1/4 OF NE1/4,
RUN N 1094.03 FT FOR POB, RUN
E 667.64 FT, N 326.44 FT, W

GRAFF STEVEN R
337 SW GODBOLD AVE
LAKE CITY, FL 32024

**2027**

**11-4S-15-00336-004**

## BUILDING CHARACTERISTICS

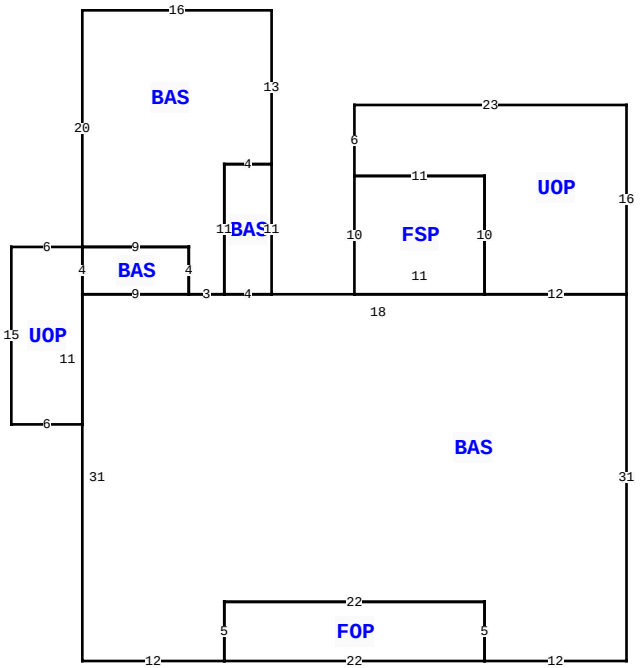
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 07 | 07 |
| 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 | 36 | 100 | | 36 | 3,461 |
| BAS | 44 | 100 | | 44 | 4,230 |
| BAS | 304 | 100 | | 304 | 29,226 |
| BAS | 1,316 | 100 | | 1,316 | 126,517 |
| FOP | 110 | 30 | | 33 | 3,172 |
| FSP | 110 | 40 | | 44 | 4,230 |
| UOP | 90 | 20 | | 18 | 1,730 |
| UOP | 258 | 20 | | 52 | 4,999 |
| TOTALS | 2,268 | | | 1,847 | 177,567 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,847 | 124.8500 | 137.34 | 253,667 | 1980 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1700 HX Base Yr 2020




337 SW GODBOLD AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 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 | 177,567 |
| TOTAL MARKET OB/XF VALUE | 3,050 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 240,617 |
| SOH/AGL Deduction | 58,205 |
| ASSESSED VALUE | 182,412 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 131,001 |
| TOTAL JUST VALUE | 240,617 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 243,836 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15729 | M H | 125 | 06/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1393/1649 | 8/28/2019 | WD | Q | I | 01 | 178,900 |
| GRANTOR: GARY M & BURNICE C MU | | | | | | |
| GRANTEE: STEVEN R GRAFF | | | | | | |
| 1125/0826 | 7/09/2007 | WD | Q | I | | 214,000 |
| GRANTOR: WILLIAM M JR & BEVERL | | | | | | |
| GRANTEE: GARY & BERNICE MURP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 FSP= N10 W11 S10 E11$ W18 BAS= N11 W4 S11 E4$ W4
BAS= N11 E4 N13 W16 S20 E9 S4 E3$ W3 BAS= N4 W9 S4 E9$ W9
UOP= N4 W6 S15 E6 N11$ S31 E12 FOP= E22 N5 W22 S5$ N5 E22 S5
E12 N31$ UOP= N16 W23 S6 E11 S10 E12$ .

## 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 | 1980 | 1980 | 3 | 100 | 2,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1980 | 1980 | 3 | 100 | 150 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 800 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,050

| 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 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 60,000 | | | | | | | |

REVIEW DATE 04/25/2024 BY JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS