COMM SW COR OF NE1/4 OF NE1/4, R
FT FOR POB, CONT N 326.82 FT, E
S 326.82 FT, W 1332 FT TO POB. E

FUENTES BRYAN OSCAR/DE MOLINA LYDIA RAMOS
315 SW GODBOLD AVE
LAKE CITY, FL 32024

2027

11-4S-15-00336-006

BUILDING CHARACTERISTICS

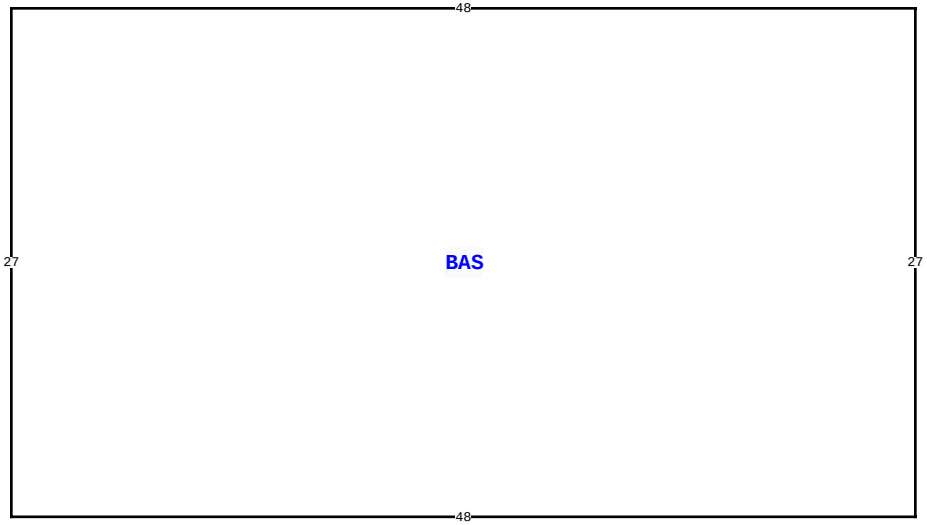
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,296	100		1,296	104,862
TOTALS	1,296			1,296	104,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	113.9000	109.34	141,705	2013	2013	0	0	0	26.00	74.00

2 MANUF 2 100% - 2021 Heated Area: 1296 HX Base Yr 2021



315 SW GODBOLD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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		104,862
TOTAL MARKET OB/XF VALUE		19,680
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		219,542
SOH/AGL Deduction		70,941
ASSESSED VALUE		148,601
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,190
TOTAL JUST VALUE		219,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31275	M H	445	07/23/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1811	7/31/2026	WD	Q	I	01	320,000
GRANTOR: ALLENDE CLAUDIO M						
GRANTEE: FUENTES BRYAN OSCAR						
1412/1560	5/29/2020	WD	U	I	37	172,000
GRANTOR: MIRIAM BENITEZ						
GRANTEE: CLAUDIO M ALLENDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
2	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	0	0	3	100	2,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1971	1971	3	100	500	
7	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	
8	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 19,680

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 04/25/2024 BY JB Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2026 BY SYS