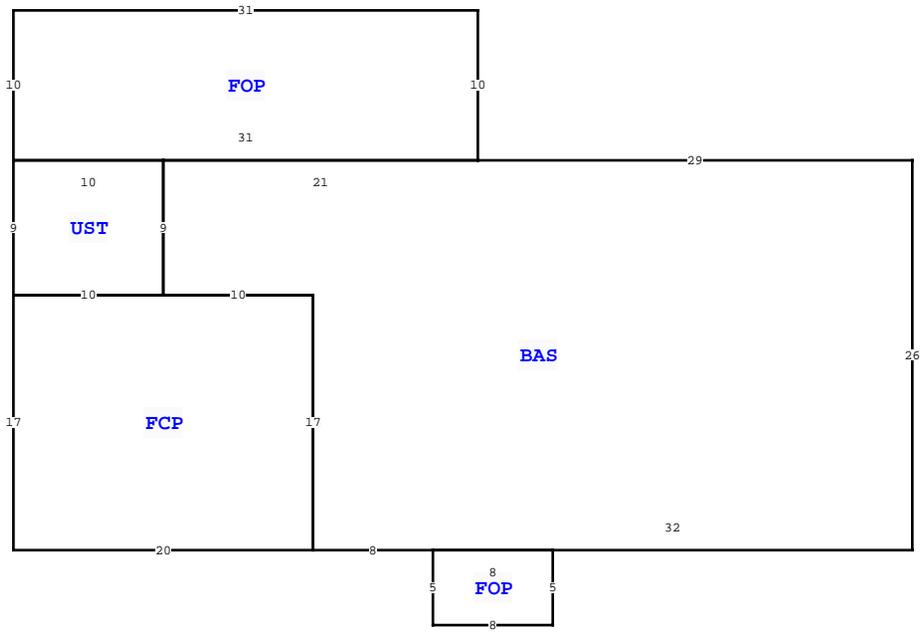


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
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	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	1,130	100		1,130	99,473
FCP	340	25		85	7,483
FOP	40	30		12	1,056
FOP	310	30		93	8,187
UST	90	45		40	3,521
TOTALS	1,910			1,360	119,720

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,360	118.8000	135.43	184,185	1963	1963	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1130 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	119,720			
TOTAL MARKET OB/XF VALUE	3,900			
TOTAL LAND VALUE - MARKET	28,000			
TOTAL MARKET VALUE	151,620			
SOH/AGL Deduction	0			
ASSESSED VALUE	151,620			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	151,620			
TOTAL JUST VALUE	151,620			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	146,525			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15418	PUMP/UTPOL	30	04/23/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/988	2/23/2024	LE U	I	I	14	100

GRANTOR: KEEN LEONARD K SR  
GRANTEE: KEEN LEONARD K SR (  
1328/0331 12/28/2016 CT U I 18 54,000  
GRANTOR: CLERK OF COURTS  
GRANTEE: LEONARD K SR & SHIR

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES	
689 SW GODBOLD AVE, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W29 FOP= W31 N10 E31 S10\$ W21 UST= W10 S9 E10 N9\$S9 FCP= W10 S17 E20 N17 W10\$ E10 S17 E8 FOP= S5 E8 N5 W8\$ E32 N26\$.	

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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	2,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	50	2005	2005	3	50	300	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							