

BEG SW COR OF SW1/4 OF NW1/4, RU
 POB, RUN N 319.2 FT, E 200 FT, S
 SE 307.5 FT TO W R/W SR-247, SW

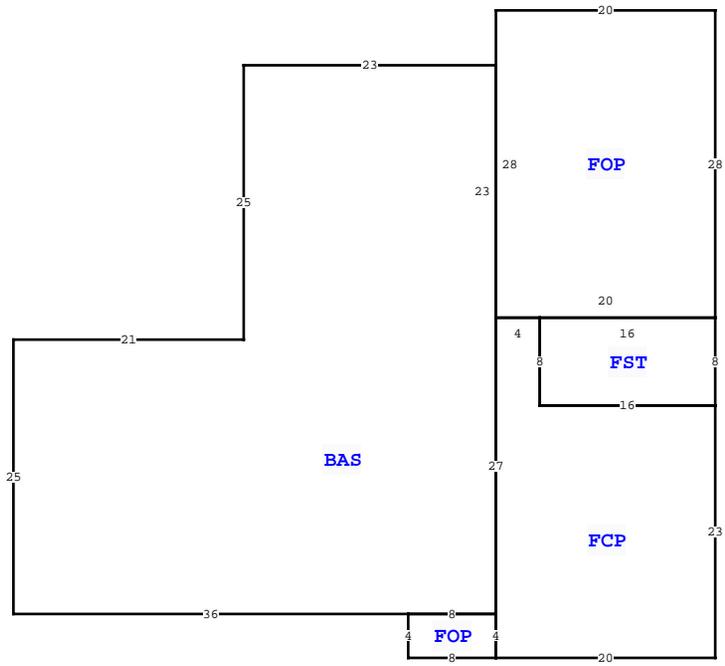
GOODSON BRUCE B/GOODSON DONNA L
 1503 SW CR 252B
 LAKE CITY, FL 32024

2026

15-4S-16-02996-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0128 SFRS/MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,675	100	
FCP	492	25	
FOP	32	30	
FOP	560	30	
FST	128	55	
TOTALS	2,887		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,046	111.0650	126.61	259,044	1964	1990		0	0	35.00	65.00
1 SINGLE FAM 0% - 2022 Heated Area: 1675 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 6	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		284,771	
TOTAL MARKET OB/XF VALUE		48,426	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		363,197	
SOH/AGL Deduction		0	
ASSESSED VALUE		363,197	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		363,197	
TOTAL JUST VALUE		363,197	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2708	8/09/2023	LE	U	I	14	100
GRANTOR: GOODSON BRUCE B (ENH)						
GRANTEE: GOODSON BRUCE AND						
1451/2436	10/25/2021	WD	Q	I	01	465,000
GRANTOR: WALKER GUY C LIVING T						
GRANTEE: GOODSON BRUCE B						

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	0	16	32	UT	70.00	70.00	100	1964	1964	3	47	16,845	
4	0031	BARN, MT AE	0	0	24	30	UT	0.00	0.00	100	0	0	3	100	800	
5	0259	MHP HOOKUP	0	0	0	5.00	UT	4,300.00	4,300.00	100	1993	1993	3	100	21,500	
6	0252	LEAN-TO W/	0	0	16	24	UT	2.00	2.00	70	1993	1993	3	70	538	
7	0120	CLFENCE 4	0	0	0	168.00	UT	4.50	4.50	70	1993	1993	3	70	529	
8	0296	SHED METAL	0	0	19	19	UT	5.00	5.00	70	1993	1993	3	70	1,264	
9	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
10	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

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	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0102	C	SFR/MH	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							
													TOTAL OB/XF 47,476											

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W23 S25 W21 S25 E36 FOP= S4E8 N4 W8\$ E8 FCP= S4 E20 N23 FST= N8 W16 S8 E16\$ W16 N8 W4 S27\$ N27 FOP= E20 N28 W20 S28\$ N23\$.												

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 POB, RUN N 319.2 FT, E 200 FT, S
 SE 307.5 FT TO W R/W SR-247, SW

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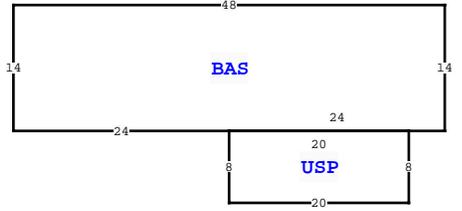
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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		
0800	02	783	102.9000	64.83	50,762	1986	2000	0	0	60.00	40.00		

2 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr



Quality	05	05			
DOR CODE	0128 SFRES/MH PARK				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	15416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	17,426
FCP	220	25		55	1,426
USP	160	35		56	1,452
TOTALS	1,052			783	20,305



120 SW BONNIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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
11	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
12	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
13	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
14	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF 950

LAND DESCRIPTION										TOTAL OB/XF														
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1451/2436	10/25/2021	WD Q	I	I	01	465,000
GRANTOR: WALKER GUY C LIVING T						
GRANTEE: GOODSON BRUCE B						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S14 E24 USP= S8 E20N8 W20\$ E24 N14\$ PTR= N30 FCP= N20 W11 S20 E11\$ S30\$.

