THE W 160 FT OF LOT 7 BLOCK B FO
SECOND ADDITION PORTION IN SEC 2
BLOCK B FOREST COUNTRY SECOND AD

GOODRICH JOAN D
241 SW SHORT LEAF DR
LAKE CITY, FL 32024

2027

22-4S-16-03087-009

BUILDING CHARACTERISTICS

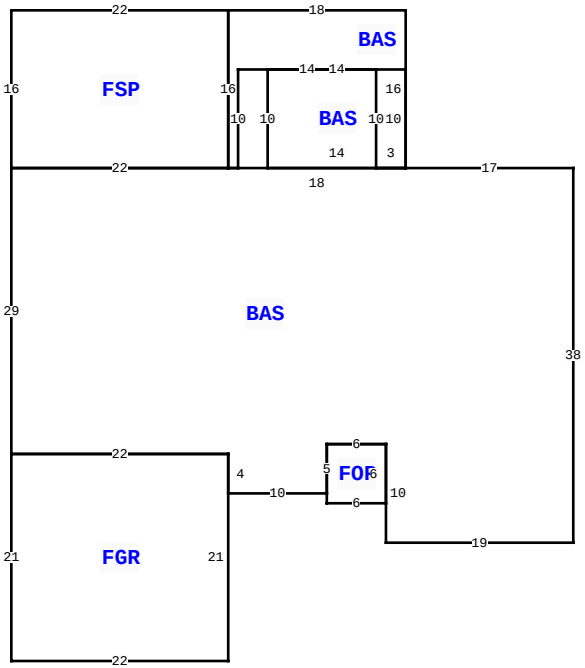
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		22416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	13,594
BAS	148	100		148	14,371
BAS	1,858	100		1,858	180,418
FGR	462	55		254	24,664
FOP	36	30		11	1,068
FSP	352	40		141	13,692
TOTALS	2,996			2,552	247,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,552	127.9333	140.73	359,143	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2023 Heated Area: 2146 HX Base Yr 2023



241 SW SHORT LEAF DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,670.00	UT	1.50	1.50	100	0	0	3	100	2,505	
3	0166	CONC,PAVMT	0	100	10	12	120.00	UT	1.50	1.50	100	2000	2000	3	100	180	
4	0294	SHED WOOD/	0	100	14	16	224.00	UT	7.50	7.50	100	1994	1994	3	100	1,680	
5	0120	CLFENCE 4	0	100	0	0	340.00	UT	7.50	7.50	100	2007	2007	3	100	2,550	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0280	POOL R/CON	0	100	12	22	264.00	UT	70.00	70.00	100	2018	2018	3	86	15,893	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	247,809
TOTAL MARKET OB/XF VALUE	24,308
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	342,117
SOH/AGL Deduction	1,738
ASSESSED VALUE	340,379
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	288,968
TOTAL JUST VALUE	342,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,624

SALE:2:1: 2 PARCELS - 1 DEED.

SALE:1:1: LOT 7 BLK B FOREST COUNTRY SECOND ADDITI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36668	POOL	244	04/30/2018
17142	ADDN SFR	70	06/29/2000
8893	SFR	73,000	09/28/1994
8379	SFR	54,000	05/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0423	7/24/2020	AG	U	V	21	22,000
GRANTOR: DEREK MICHAEL NORRIS						
GRANTEE: KENNETH L GOODRICH						
1349/0581	12/01/2017	WD	Q	I	01	197,500
GRANTOR: TOMMY J & COURTNEY C						
GRANTEE: KENNETH L II & JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N16 W18 S16 E1 N10 E14 S10 E3$ BAS= N10 W14 S10 E14$ W18 FSP= N16 W22 S16 E22$ W22 S29 FGR= S21 E22 N21W22$ E22 S4 E10 FOP= S1 E6 N6W6 S5$ N5 E6 S10 E19 N38$.

LAND DESCRIPTION

TOTAL OB/XF 24,308

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/04/2025 BY KS Total Acres: 1.25 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS