E1/2 OF THE FOLLOWING: COMM NW C
NW1/4,RUN E 717.13 FT, E 950.10
FT, W 490.71 FT FOR POB, S 481.2

GOAD VERNON III/GOAD GARRETTE
275 SW INFINITY LANE
LAKE CITY, FL 32024

2027

24-5S-16-03707-020

BUILDING CHARACTERISTICS

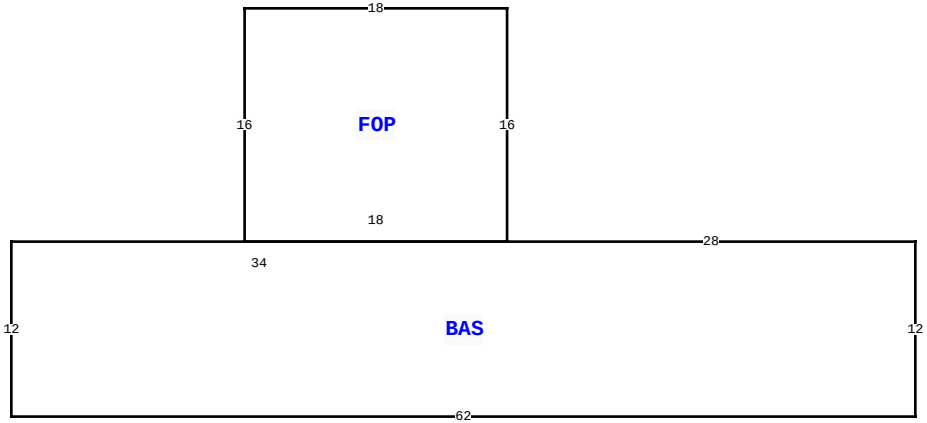
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	12,178
FOP	288	35		101	1,653
TOTALS	1,032			845	13,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	845	74.4040	40.92	34,577	1994	1994	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2018 Heated Area: 744 HX Base Yr 2018



275 SW INFINITY PL, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
5	0120	CLFENCE 4	0	100	0	0	300.00	UT	5.50	5.50	100	2009	2009	3	100	1,650	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,831
TOTAL MARKET OB/XF VALUE		10,050
TOTAL LAND VALUE - MARKET		28,224
TOTAL MARKET VALUE		52,105
SOH/AGL Deduction		21,730
ASSESSED VALUE		30,375
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,375
TOTAL JUST VALUE		52,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13789	M H	125	03/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1043	2/25/2021	WD	U	I	30	100
GRANTOR: GOAD VERNON III						
GRANTEE: GOAD VERNON III						
1256/1628	6/01/2013	WD	U	I	34	25,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: VERNON GOAD III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= N16 W18 S16 E18$ W34 S12 E62 N12$.

LAND DESCRIPTION

TOTAL OB/XF 10,050

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.52	AC		1.00	1.00	0.80	14,000.00	11,200.00	28,224							

REVIEW DATE 03/06/2026 BY KS Total Acres: 2.52 Total Land Value: 28,224 Market: 0 Agricultural: 0 Common: 28,224 PRINTED 11/16/2026 BY SYS