SE1/4 OF SW1/4 OF NW1/4.
835-1183, 912-1113, LE 1515-466,

GODSMARK WAYNE R/GODSMARK JOANN
206 SW LYNNDALE GLN
LAKE CITY, FL 32024

2026

28-4S-16-03234-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

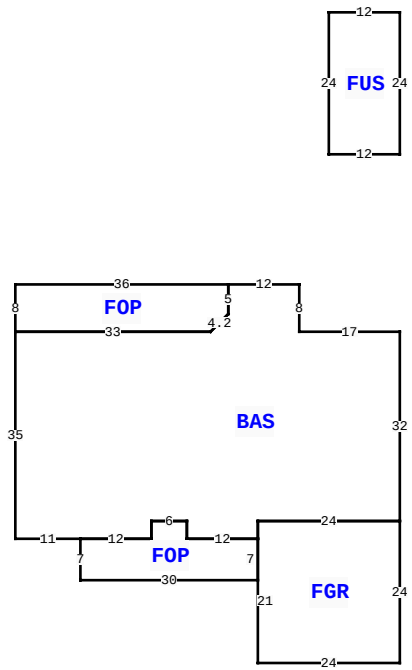
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,286	100		2,286	258,647
FGR	576	55		317	35,867
FOP	228	30		68	7,694
FOP	284	30		85	9,617
FUS	288	100		288	32,586
TOTALS	3,662			3,044	344,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,044	128.8936	146.94	447,285	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 2574 HX Base Yr 2003



206 SW LYNNDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		344,409
TOTAL MARKET OB/XF VALUE		15,321
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		391,345
SOH/AGL Deduction		132,468
ASSESSED VALUE		258,877
TOTAL EXEMPTION VALUE	HX HB DX 98	258,877
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		454,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,078

SALE:1:1: FOR 10 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41314	ELECTRICAL		02/12/2021
18851	SFR	440	10/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/466	5/02/2024	LE	U	I	14	100
GRANTOR: GODSMARK WAYNE R SR (						
GRANTEE: GODSMARK WAYNE ROBE						
0912/1113	10/06/2000	WD	Q	V		43,000
GRANTOR: ALLEN J & RUTH NASH						
GRANTEE: WAYNE & JOANN GODSM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 N8 W12 S5 D3L3 W33 S35 E11 E12 N3 E6 S3 E12 N3 E24 N32 $
FGR=[ORIG=-24,35] S21 E24 N24 W24 S3 $
FUS=[ORIG=0,-30] N24 W12 S24 E12 $
FOP=[ORIG=-29,-8] W36 S8 E33 U3R3 N5 $
FOP=[ORIG=-54,35] S7 E30 N7 W12 N3 W6 S3 W12 $.
.

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	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	723.00	UT	2.00	2.00	100	2002	2002	3	100	1,446	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
6	0210	GARAGE U	0	100	18	25	1.00	UT	7,200.00	7,200.00	100	2021	2020		100	7,200	
7	0252	LEAN-TO W/	0	100	10	25	1.00	UT	375.00	375.00	100	2021	2020		100	375	

LAND DESCRIPTION

TOTAL OB/XF 15,321

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		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	28,500							
2	5500	A	TIMBER 2	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							

REVIEW DATE 03/15/2021 BY BC Total Acres: 10.00 Total Land Value: 31,615 Market: 66,500 Agricultural: 3,115 Common: 28,500 PRINTED 05/08/2026 BY SYS