LOT 25 WESTER WOODS, PHASE 1.
WD 1013-1727, WD 1043-225.

GODBOLD JOHN T/GODBOLD DEBORAH L
162 SW MILKWEED CT
LAKE CITY, FL 32024

2026

30-4S-17-08898-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

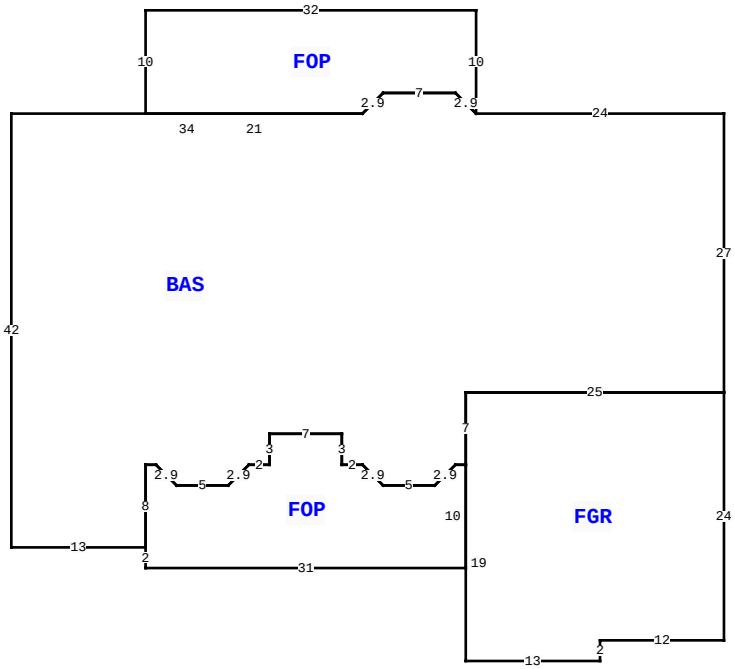
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100		2,300	222,111
FGR	626	55		344	33,220
FOP	302	30		91	8,788
FOP	303	30		91	8,788
TOTALS	3,531			2,826	272,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,826	118.2321	134.78	380,888	2004	2004	0	0	0	28.35	71.65

1 SINGLE FAM 100% - 2006 Heated Area: 2300 HX Base Yr 2006



162 SW MILKWEED CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		272,906
TOTAL MARKET OB/XF VALUE		19,768
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		327,674
SOH/AGL Deduction		102,734
ASSESSED VALUE		224,940
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,529
TOTAL JUST VALUE		327,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052611	Roof Replacement	27,552	03/17/2025
22008	POOL	145	06/25/2004
21880	SFR	704	05/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/0225	4/08/2005	WD	Q	I		255,000
GRANTOR: BRANT & ANN MARIE NEW						
GRANTEE: JOHN T & DEBORAH L						
1013/1727	4/22/2004	WD	Q	V		24,900
GRANTOR: PAUL BRYAN						
GRANTEE: BRANT W & ANN MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N10 W32 S10 E21 R2 U2 E7 D2 R2 $ L2 U2 W7 D2 L2 W34 S42 E13 FOP= S2 E31 N10 W1 L2 D2 W5 U2 L2 W2 N3 W7 S3 W2 L2 D2 W5 U2 L2 W1 S8$ N8 E1 R2 D2 E5 U2 R2 E2 N3 E7 S3 E2 R2 D2 E5 U2 R2 E1 FGR= S19 E13 N2 E12 N24 W25 S7$ N7 E25 N27$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0280	POOL R/CON	0	100	15	32	480.00	UT	70.00	70.00	100	2004	2004	3	43	14,448	
3	0166	CONC,PAVMT	0	100	0	0	1,510.00	UT	2.00	2.00	100	2004	2004	3	100	3,020	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 19,768

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							

REVIEW DATE 04/03/2025 BY jerry Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS