LOT 25 WESTER WOODS, PHASE 1.
WD 1013-1727, WD 1043-225, LE 15

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

**2027**

**30-4S-17-08898-125**

## BUILDING CHARACTERISTICS

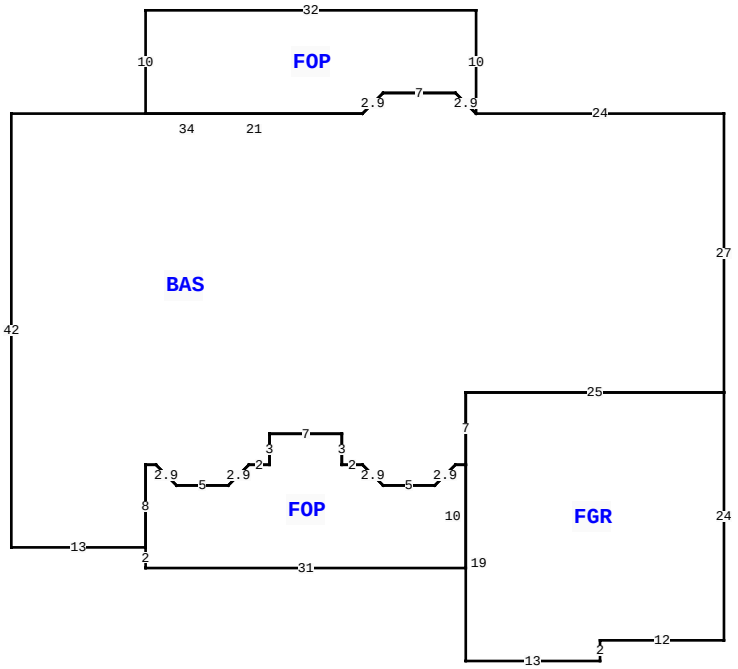
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 19 | COMMON BRK 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 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 | 214,332 |
| FGR | 626 | 55 | | 344 | 32,057 |
| FOP | 302 | 30 | | 91 | 8,480 |
| FOP | 303 | 30 | | 91 | 8,480 |
| TOTALS | 3,531 | | | 2,826 | 263,350 |

## 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 | 130.06 | 367,550 | 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 | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 263,350 |
| TOTAL MARKET OB/XF VALUE | 19,768 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 318,118 |
| SOH/AGL Deduction | 86,430 |
| ASSESSED VALUE | 231,688 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 180,277 |
| TOTAL JUST VALUE | 318,118 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 322,896 |

| 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 |
|---|---|---|---|---|---|---|
| 1581/1884 | 11/04/2026 | LE | U | I | 14 | 100 |
| GRANTOR: GODBOLD JOHN T | | | | | | |
| GRANTEE: GODBOLD LIANA BROOK | | | | | | |
| 1043/0225 | 4/08/2005 | WD | Q | I | | 255,000 |
| GRANTOR: BRANT & ANN MARIE NEW | | | | | | |
| GRANTEE: JOHN T & DEBORAH L | | | | | | |

## 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$.

## 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 11/16/2026 BY SYS