

BEG SW COR OF NW1/4, RUN S 463.2 FT, W 277 FT, S 552.85 FT TO POB ORB 469-258.

GOODMAN LUCAS LEE/GOODMAN TIFFANY A  
289 NW HACKNEY TER  
LAKE CITY, FL 32055

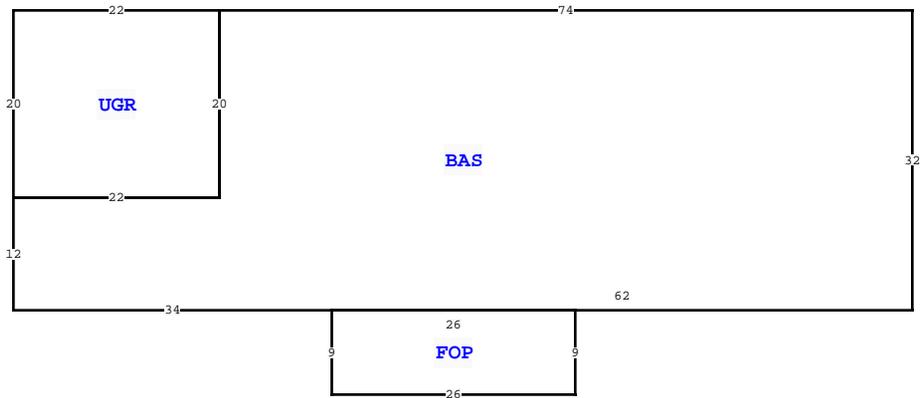
2026

31-3S-17-06187-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,900	88.4925	100.88	292,552	1964	1964	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 2632 HX Base Yr													



Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,632	100
FOP	234	30
UGR	440	45
TOTALS	3,306	190,159

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,632	100		2,632	172,585
FOP	234	30		70	4,590
UGR	440	45		198	12,983

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	190,159	
TOTAL MARKET OB/XF VALUE	4,400	
TOTAL LAND VALUE - MARKET	114,100	
TOTAL MARKET VALUE	308,659	
SOH/AGL Deduction	0	
ASSESSED VALUE	308,659	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	308,659	
TOTAL JUST VALUE	308,659	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	326,076	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2473	5/07/2025	WD	Q	I	01	350,000
GRANTOR: GOODSON ANNE L						
GRANTEE: GOODMAN LUCAS LEE						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	1,200
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	1,500
3	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	1,200
4	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	400
5	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	6.52	AC		1.00	1.00	1.00	17,500.00	17,500.00	114,100							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W74 UGR= W22 S20 E22 N20\$ S20 W22 S12 E34 FOP= S9 E26 N9 W26\$ E62 N32 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	6.52	AC		1.00	1.00	1.00	17,500.00	17,500.00	114,100							