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

2027

31-3S-17-06187-000

BUILDING CHARACTERISTICS

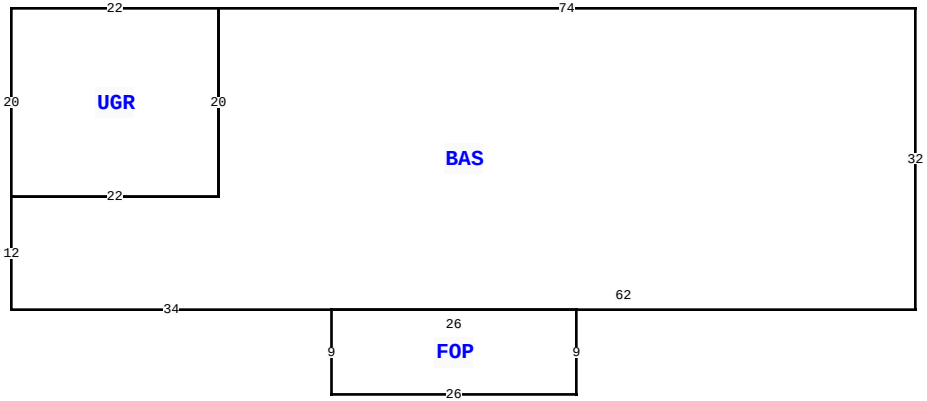
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,632	100		2,632	166,529
FOP	234	30		70	4,429
UGR	440	45		198	12,527
TOTALS	3,306			2,900	183,486

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	97.34	282,286	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2632 HX Base Yr



289 NW HACKNEY TER, LAKE CITY

BLD DATE		LGL DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	183,486
TOTAL MARKET OB/XF VALUE	4,400
TOTAL LAND VALUE - MARKET	114,100
TOTAL MARKET VALUE	301,986
SOH/AGL Deduction	0
ASSESSED VALUE	301,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,986
TOTAL JUST VALUE	301,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,322

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

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 4,400

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	0		00	0.00	0.00	6.52	AC		1.00	1.00	1.00	17,500.00	17,500.00	114,100							

REVIEW DATE 08/04/2025 BY TP Total Acres: 6.52 Total Land Value: 114,100 Market: 0 Agricultural: 0 Common: 114,100 PRINTED 11/16/2026 BY SYS