

BEG INTERS S LINE OF SEC & W
R/W US-41, RUN W 681.02 FT, NW
595.61 FT, NE 580.32 FT TO W

GOODSON JUSTIN
6154 NW US HWY 41
LAKE CITY, FL 32055

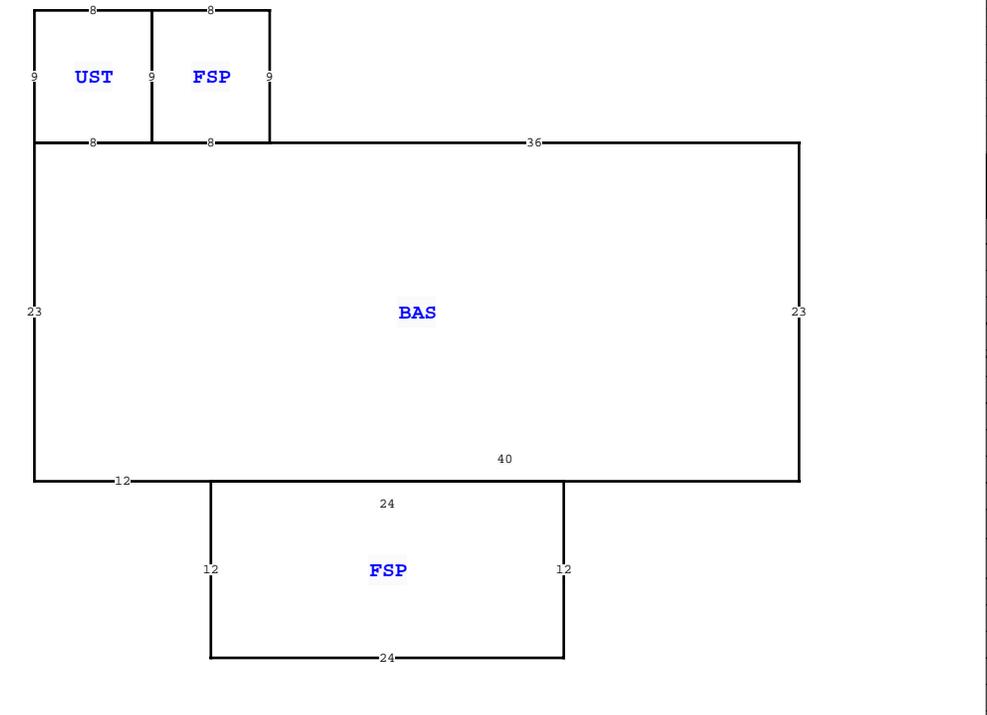
2026

35-2S-16-01884-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
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		
0800	02	1,372	107.9000	67.98	93,269	1982	1982	0	0	60.00	40.00		
1 MOBILE HME 100% - 2013 Heated Area: 1196 HX Base Yr 2013													



Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	35216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	32,522
FSP	72	40		29	788
FSP	288	40		115	3,127
UST	72	45		32	870
TOTALS	1,628			1,372	37,308

6154 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	09/26/2023 SPF

EXTRA FEATURES																
L N	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	0070	CARPOT UF	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	400	
2	0294	SHED WOOD/	0	100	10	14	140.00	UT	5.00	75	1993	1993	3	75	525	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,925

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	56,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				37,308	
TOTAL MARKET OB/XF VALUE				7,925	
TOTAL LAND VALUE - MARKET				64,000	
TOTAL MARKET VALUE				55,193	
SOH/AGL Deduction				34,330	
ASSESSED VALUE				20,863	
TOTAL EXEMPTION VALUE				HX HB 20,863	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				109,233	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				95,454	
XFOB:1:1: THOMASVILLE M H					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/1107	9/28/2012	WD Q	Q	I	01	30,000
GRANTOR: LEON JAMES & MARGARET						
GRANTEE: JUSTIN GOODSON						
1241/0238	9/04/2012	PB U	I	18		0
GRANTOR: CLERK OF COURT (JAMES)						
GRANTEE: LEON JAMES & MARGAR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 FSP= N9 W8 S9 E8\$ W8 UST= N9 W8 S9 E8\$ W8 S23 E12 FSP= S12 E24 N12 W24\$ E40N23\$.	