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

2027

35-2S-16-01884-000

BUILDING CHARACTERISTICS

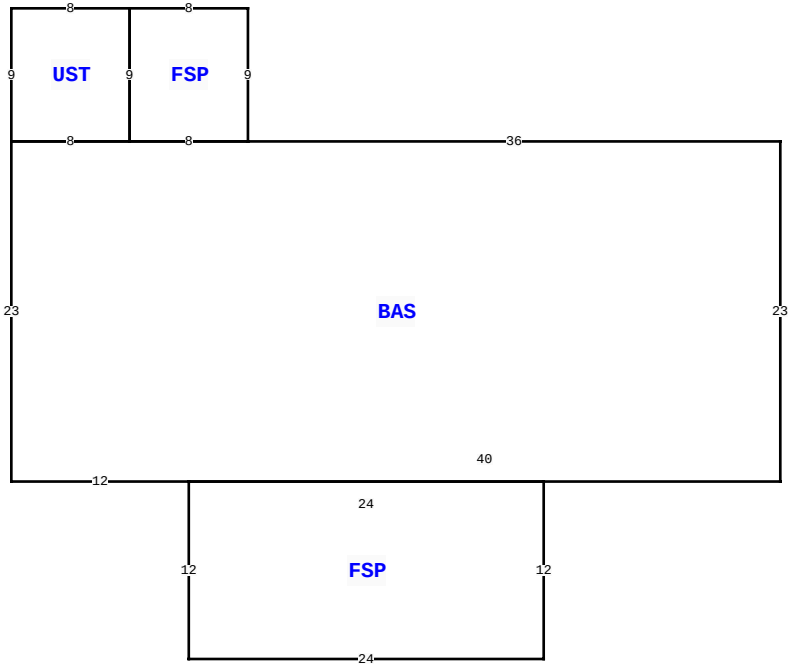
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	30,972
FSP	72	40		29	751
FSP	288	40		115	2,978
UST	72	45		32	829
TOTALS	1,628			1,372	35,529

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	64.74	88,823	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 1196 HX Base Yr 2013



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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,529
TOTAL MARKET OB/XF VALUE		7,925
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		53,414
SOH/AGL Deduction		31,984
ASSESSED VALUE		21,430
TOTAL EXEMPTION VALUE	HX HB	21,430
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		107,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,454

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	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$.

LAND DESCRIPTION

TOTAL OB/XF 7,925

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	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							

REVIEW DATE 05/02/2023 BY JB Total Acres: 8.00 Total Land Value: 9,960 Market: 56,000 Agricultural: 1,960 Common: 8,000 PRINTED 11/17/2026 BY SYS