

GOODRUM JOHN L/GILLESPIE PATRICIA
289 SW GRANITE CT
LAKE CITY, FL 32024

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	32	HARDIE BRD 100								0100	01	2,587	120.7360	100.21	259,243	2021	2021	0	0	0.00	100.00	STANDARD									
Exterior Wall	00	N/A 0								1 SINGLE FAM - 100% - 2022										HX Base Yr 2022											
Roof Structure	08	IRREGULAR 100																		BUILDING MARKET VALUE 259,243											
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE 41,960											
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET 22,000											
Interior Floor	13	LAM/VNLPLK 100																		TOTAL MARKET VALUE 323,203											
Interior Floor	00	N/A 0																		SOH/AGL Deduction 117,388											
Air Condition	03	CENTRAL 100																		ASSESSED VALUE 205,815											
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE HX HB 50,000											
Bedrooms	3	100																		BASE TAXABLE VALUE 155,815											
Bathrooms	2	100																		TOTAL JUST VALUE 323,203											
Frame Stories	02	WOOD FRAME 100																		NCON VALUE 38,120											
Units	1.	1. 100								INCOME VALUE																					
Condition Adj	03	03 100								PREVIOUS YEAR MKT VALUE																					
Kitchen Adjus	01	01 100																													
Quality		06 06																													
DOR CODE		0100 SINGLE FAMILY																													
MAP NUM										MKT AREA								06													
NEIGHBORHOOD/LOC		21416.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,031	100	2,031	203,527																											
FGR	682	55	375	37,579																											
FOP	64	30	19	1,904																											
FOP	540	30	162	16,234																											
TOTALS		3,317		2,587		259,243																									
EXTRA FEATURES										289 SW GRANITE Ct, LAKE CITY																					
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	0166	CONC, PAVMT	0 100	0	0	1,280.00	UT	3.00	3.00	100	2022	2021		100	3,840																
2	0031	BARN,MT AE	0 100	40	50	2,000.00	UT	15.00	15.00	100	2023	2022		100	30,000																
3	0166	CONC, PAVMT	0 100	18	18	324.00	UT	5.00	5.00	100	2023	2022		100	1,620																
4	0296	SHED METAL	0 100	0	0	1.00	UT	6,500.00	6,500.00	100	2023	2022		100	6,500																
LAND DESCRIPTION										TOTAL OB/XF										41,960											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	0100	SFR	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000															
REVIEW DATE 08/09/2022 BY JBRP Total Acres: 0.85 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 10/26/2022																															