

W1/2 OF NE1/4 OF NE1/4 OF NE1/4,
OFF S SIDE FOR RD R/W. AKA PRCLL

COBB WILLIAM A COBB IV/THORMODSON ROMAINE C
417 SW RIDDLE LN
LAKE CITY, FL 32024

2026

05-4S-16-02773-013



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	03	BELOW AVG. 100	0800	02	1,373	101.9000	61.14	83,945	1980	1980	0	0	0	60.00	40.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	2 MOBILE HME 100% - 2024														Heated Area: 1200												HX Base Yr 2024											
Roof Cover	12	MODULAR MT 100	24 8 UOP 8 24 26 24 24 50 10 UOP 10 50														Tax Group: 2												Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												33,578											
Interior Floo	14	CARPET 90															TOTAL MARKET OB/XF VALUE												12,700											
Interior Floo	08	SHT VINYL 10															TOTAL LAND VALUE - MARKET												55,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												101,278											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												17,060											
Bedrooms		3 100															ASSESSED VALUE												84,218											
Bathrooms		2 100															TOTAL EXEMPTION VALUE												HX HB 13 81,218											
Stories	1.	1. 100															BASE TAXABLE VALUE												3,000											
Architectual	01	CONV 100															TOTAL JUST VALUE												101,278											
Units		0 100	NCON VALUE												0																									
Condition Adj	03	03 100	INCOME VALUE																																					
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE												101,278																									
Quality 05 05																																								
DOR CODE 0200 MOBILE HOME																																								
MAP NUM			MKT AREA			01																																		
NEIGHBORHOOD/LOC			5416.0200			1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,200	100		1,200	29,347																																			
UOP	192	25		48	1,174																																			
UOP	500	25		125	3,057																																			
TOTALS 1,892			1,373			33,578																																		
EXTRA FEATURES						417 SW RIDDLE LN, 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	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	1989	1989	3	100	400																								
2	0294	SHED WOOD/	0	100	16	10	1.00	UT	0.00	0.00	100	1980	1980	3	100	800																								
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																								
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100																								
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																								
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100																								
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																								
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																								
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																								
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300																								
LAND DESCRIPTION																		TOTAL OB/XF 12,700																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	0102	C	SFR/MH	100		RSF/MH	30.00	660.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000																							
REVIEW DATE 09/27/2023 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/05/2025 BY SYS																																								