BEG SE COR OF NW1/4 OF SE1/4, RU
N 333.97 FT, E 678.99 FT, S 334.

COCHRANE JAMES M JR/COCHRANE WILLIAM P
828 SW GODBOLD AVE
LAKE CITY, FL 32024

2026

11-4S-15-00338-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

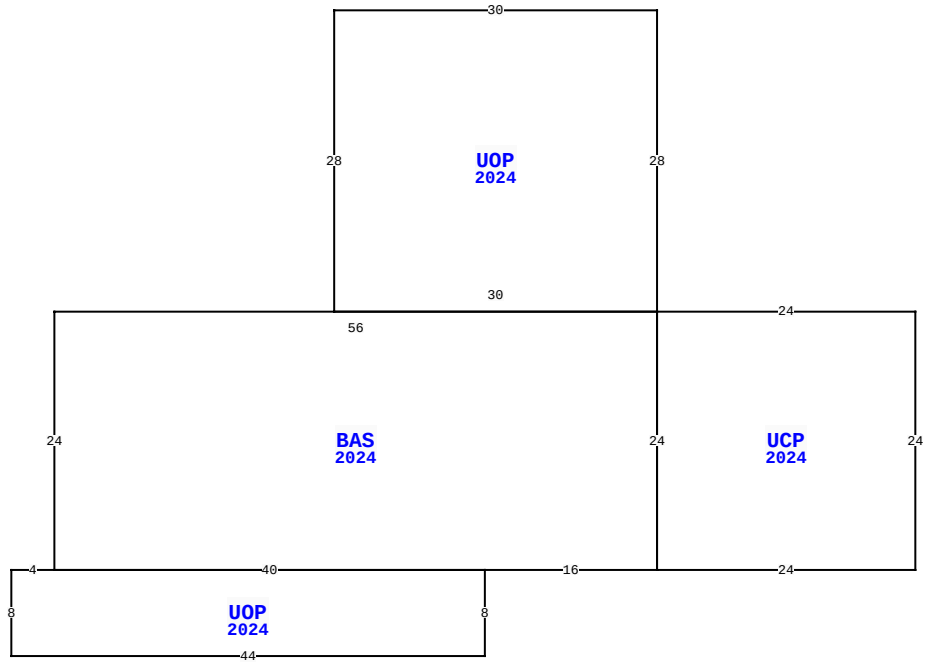
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2024	1,344	69,706
UCP	576	20	2024	115	5,965
UOP	352	25	2024	88	4,564
UOP	840	25	2024	210	10,892
TOTALS	3,112			1,757	91,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,757	115.0000	94.30	165,685	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1344 HX Base Yr



828 SW GODBOLD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	91,127
TOTAL MARKET OB/XF VALUE	15,680
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	161,807
SOH/AGL Deduction	0
ASSESSED VALUE	161,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,807
TOTAL JUST VALUE	161,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,807

SALE:2:1: SALE FOR 10 AC ASSESSED FOR 5

SALE:1:1: 10.18 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22146	M H	304	07/28/2004
9558	PUMP/UTPOL	30	04/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/1350	8/24/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JAMES						
GRANTEE: JAMES M JR & WILLIA						
1253/2148	4/30/2013	WD	U	I	30	100
GRANTOR: JAMES M SR & DEBRA A						
GRANTEE: JAMES M COCHRANE SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,20] S24 E40 E16 N24 W56 $
UOP=[YR=2024;ORIG=66,-8] S28 E30 N28 W30 $
UCP=[YR=2024;ORIG=96,20] S24 E24 N24 W24 $
UOP=[YR=2024;ORIG=36,44] S8 E44 N8 W40 W4 $
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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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0031	BARN,MT AE	0	0	30	40	1,200.00	UT	7.00	7.00	80	2005	2005	3	80	6,720	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	0	8	40	320.00	UT	2.00	2.00	75	2005	2005	3	75	480	
6	0252	LEAN-TO W/	0	0	8	40	320.00	UT	2.00	2.00	75	2005	2005	3	75	480	

LAND DESCRIPTION

TOTAL OB/XF 15,680

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 04/22/2014 BY TW Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS