LOT 4 HI-DRI ACRES UNIT 1.
660-631, 786-689, 854-1874, DC 1

COGGINS WESLEY A JR/COGGINS CAROLE J
307 SW RAVEN LANE
LAKE CITY, FL 32024

2026

15-5S-16-03623-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

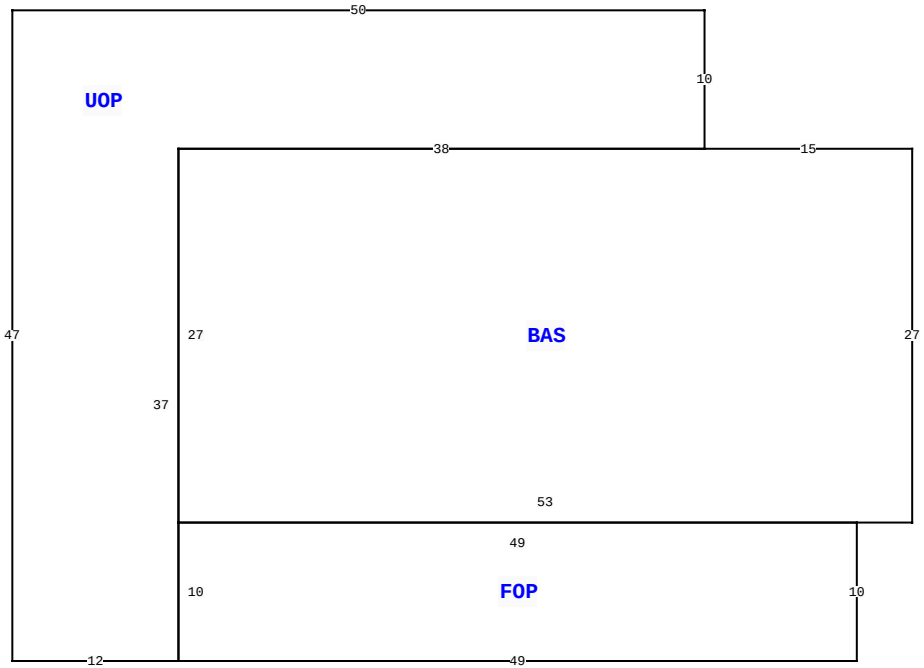
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100		1,431	40,492
FOP	490	35		172	4,867
UOP	944	25		236	6,678
TOTALS	2,865			1,839	52,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,839	117.9000	70.74	130,091	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1431 HX Base Yr



301 SW RAVEN LN, 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	52,036
TOTAL MARKET OB/XF VALUE	21,040
TOTAL LAND VALUE - MARKET	25,350
TOTAL MARKET VALUE	98,426
SOH/AGL Deduction	0
ASSESSED VALUE	98,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,426
TOTAL JUST VALUE	98,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14045	M H	125	05/22/1998
13876	PUMP/UTPOL	30	04/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0854/1874	3/09/1998	WD	Q	I	03	17,000
GRANTOR: WEBBER						
GRANTEE: COGGINS						
0786/0689	2/15/1994	WD	U	V	12	15,500
GRANTOR: WILLIE WHITTINGTON						
GRANTEE: JOHN W WEBBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N10 W50 S47 E12 N37 E38$ W38 S27 FOP= S10 E49 N10 W49$ E53 N27$.

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	0030	BARN,MT	0	0	20	24	480.00	UT	18.00	18.00	100	2007	2007	3	100	8,640	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 21,040

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	1.69	AC		1.00	1.00	1.00	15,000.00	15,000.00	25,350							

REVIEW DATE 09/26/2019 BY BC Total Acres: 1.69 Total Land Value: 25,350 Market: 0 Agricultural: 0 Common: 25,350 PRINTED 10/10/2025 BY SYS