

LOT 13 SOUTH POINTE S/D.
936-918, WD 1010-272.

COBB SANDRA B REVOCABLE TRUST
P.O BOX 380
O'BRIEN, FL 32071-0380

2025

17-4S-16-03051-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,173	100		2,173	227,138
FGR	483	55		266	27,805
FOP	20	30		6	628
FOP	136	30		41	4,286
PTO	84	5		4	418
TOTALS	2,896			2,490	260,274

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2005

Heated Area: 2173

HX Base Yr 2005

Site map showing property layout with areas labeled BAS, FGR, FOP, and PTO. Dimensions are provided for various sections.

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

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		260,274	
TOTAL MARKET OB/XF VALUE		14,724	
TOTAL LAND VALUE - MARKET		63,250	
TOTAL MARKET VALUE		338,248	
SOH/AGL Deduction		99,077	
ASSESSED VALUE		239,171	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		188,449	
TOTAL JUST VALUE		338,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050385	Remodel	47,149	07/18/2024
17770	SFR	323	12/21/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1010/0272	3/15/2004	WD	Q	I	
					223,500
GRANTOR: HARLEY & JUDY DANIELS					
GRANTEE: SANDRA B COBB TRUST					
0936/0918	10/01/2001	WD	Q	I	
					180,000
GRANTOR: PETER W GIEBEIG					
GRANTEE: HARLEY & JUDY L DAN					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	100	0	0	3,104.00	UT	2.00	2.00	100	2001	2001	3
2	0296	SHED METAL	0	100	20	18	360.00	UT	5.00	5.00	100	2001	2001	3
3	0060	CARPORT F	0	100	25	20	500.00	UT	5.00	5.00	100	2001	2001	3
4	0166	CONC, PAVMT	0	100	0	0	566.00	UT	2.00	2.00	30	2003	2003	3
5	0282	POOL ENCL	0	100	0	0	566.00	UT	15.00	15.00	100	2003	2003	3
6	0169	FENCE/WOOD	0	100	0	0	48.00	UT	10.00	10.00	100	2006	2006	3

LAND DESCRIPTION										TOTAL OB/XF										14,724									
L N	USE CODE	CLS	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	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	55,000.00	63,250.00	63,250												