COMM NE COR OF S1/2 OF SE1/4 OF
69.25 FT TO W R/W CR-252A FOR PO
455.85 FT, S 330.93 FT, E 461.13

STARR L LEE
134 SW COZY GLN
LAKE CITY, FL 32024

2026

26-3S-15-00242-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

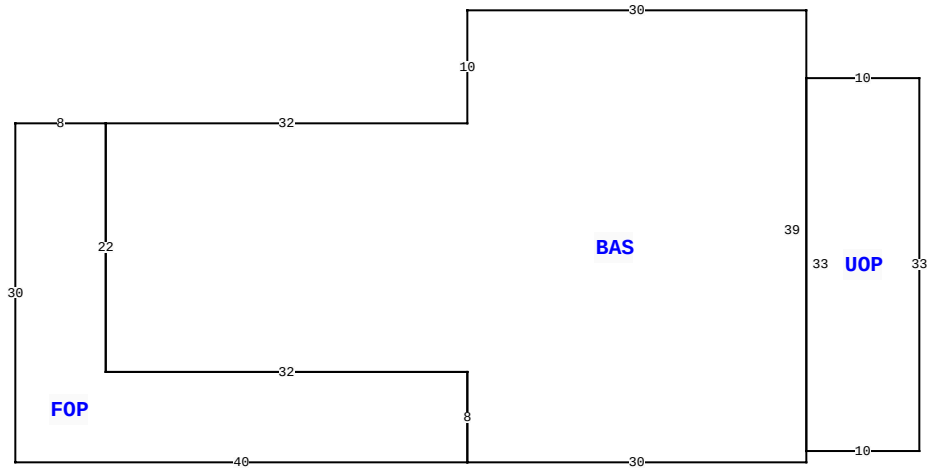
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100		1,904	192,384
FOP	496	30		149	15,056
UOP	330	20		66	6,669
TOTALS	2,730			2,119	214,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,119	131.2245	146.97	311,429	1996	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2005 Heated Area: 1904 HX Base Yr 2005



134 SW COZY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,107
TOTAL MARKET OB/XF VALUE		16,592
TOTAL LAND VALUE - MARKET		28,125
TOTAL MARKET VALUE		258,824
SOH/AGL Deduction		65,468
ASSESSED VALUE		193,356
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		137,634
TOTAL JUST VALUE		258,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36604	PUMP/UTPOL	50	04/19/2018
10996	RELOCATE	100	04/08/1996
10997	ADDN SFR	205	03/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1021/0433	7/08/2004	WD	Q	I		152,000
GRANTOR: JUDITH E SCOTT						
GRANTEE: DONALD W HOWARDD &						
0911/2628	10/03/2000	WD	Q	I		105,000
GRANTOR: RUEBEN T & TAMSIE L R						
GRANTEE: JUDITH E SCOTT						

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	0251	LEAN TO W/	0	100	10	20	200.00	UT	3.00	3.00	100	1996	1996	3	100	600	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
3	0031	BARN,MT AE	0	100	32	34	1,088.00	UT	12.00	12.00	75	2018	2018	3	75	9,792	
4	0020	BARN,FR	0	100	24	24	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S10 W32 FOP= W8 S30E40 N8 W32 N22$ S22 E32 S8 E30 N1
UOP= E10 N33 W10 S33 $ N39$.

LAND DESCRIPTION

TOTAL OB/XF 16,592

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	0100	C	SFR	100		A-1	0.00	0.00	3.75	AC		1.00	1.00	1.00	7,500.00	7,500.00	28,125							

REVIEW DATE 02/23/2023 BY KS Total Acres: 3.75 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 11/18/2025 BY SYS