COMM AT SW COR OF SW1/4 OF
NW1/4, RUN E 624.85 FT FOR POB
CONT E 689.87 FT, N06W 665.16

JOHNS TRACY S/JOHNS STEPHANIE G
354 SW COZY GLN
LAKE CITY, FL 32024

2026

26-3S-15-00242-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

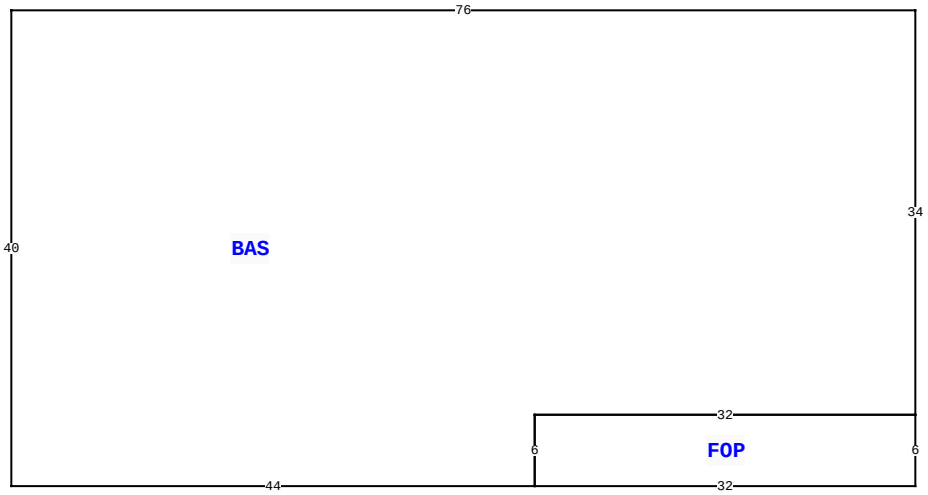
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
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	2,848	100		2,848	213,631
FOP	192	30		58	4,351
TOTALS	3,040			2,906	217,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,906	119.9000	110.31	320,561	2011	2011	0	0	0	32.00	68.00

1 MODULAR 1 100% - 2012 Heated Area: 2848 HX Base Yr 2012



354 SW COZY GLN, 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		217,981
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		81,243
TOTAL MARKET VALUE		307,824
SOH/AGL Deduction		87,532
ASSESSED VALUE		220,292
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		164,570
TOTAL JUST VALUE		307,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048525	Roof Replacement	17,160	10/30/2023
29437	SFR	425	05/27/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1203/2551	10/25/2010	WD	U	V	37	34,400

GRANTOR: ROBERT R HAINES & JER

GRANTEE: TRACY S & STEPHANIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S40 E44 FOP= E32 N6 W32 S6$ N6 E32 N34$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	4,500	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	100		A-1	0.00	0.00	10.03	AC		1.00	1.00	0.90	9,000.00	8,100.00	81,243							

REVIEW DATE 12/04/2023 BY JS Total Acres: 10.03 Total Land Value: 81,243 Market: 0 Agricultural: 0 Common: 81,243 PRINTED 09/30/2025 BY SYS