LOT 2 WOODGLEN S/D.

781-1982, 835-876, WD 1080-1294,

CABOT BRUCE M
360 NW CREDO WAY
LAKE CITY, FL 32055

2026

34-2S-16-01844-102

BUILDING CHARACTERISTICS

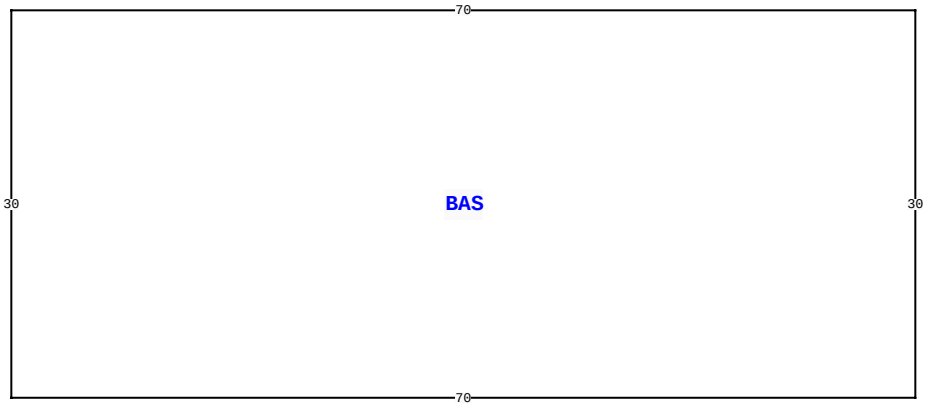
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	0	0 100
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 03
NEIGHBORHOOD/LOC	34216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	93,151
TOTALS	2,100			2,100	93,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,100	85.8000	80.65	169,365	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 2100 HX Base Yr 2010



358 NW CREDO WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,151
TOTAL MARKET OB/XF VALUE		16,000
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		154,151
SOH/AGL Deduction		71,098
ASSESSED VALUE		83,053
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,331
TOTAL JUST VALUE		154,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052170	Roof Replacement	13,692	01/28/2025
24615	M H	348	06/12/2006
15653	M H	125	06/15/1999
12540	M H	125	05/20/1997
6850	M H	60	02/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1170/1307	3/27/2009	WD	Q	I	01	115,000
GRANTOR: ROBERT HOLKO						
GRANTEE: BRUCE M COBOT						
1160/2357	10/21/2008	WD	Q	I		115,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: ROBERT HOLKO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S30 E70 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 16,000

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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/17/2025 BY jerry Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 10/13/2025 BY SYS