W DIV: LOT 1 DALE PARK BLOCK 1

436-120, 674-693, QC 1320-2736

COCHRANE SHAWNE/COCHRANE JAMES JR
828 SW GODBOLD AVE
LAKE CITY, FL 32024

2026

00-00-00-12357-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

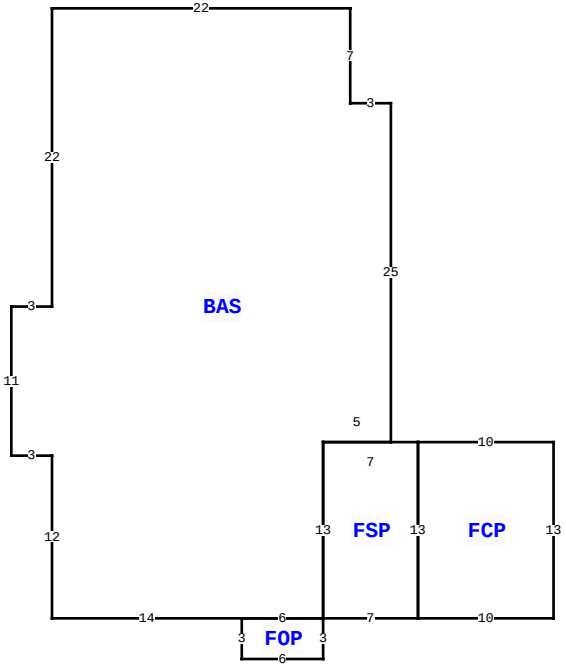
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100		1,072	70,489
FCP	130	25		32	2,104
FOP	18	30		5	329
FSP	91	40		36	2,367
TOTALS	1,311			1,145	75,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,145	88.7400	101.16	115,828	1930	1952	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1072 HX Base Yr



574 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	75,288
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	5,795
TOTAL MARKET VALUE	82,683
SOH/AGL Deduction	0
ASSESSED VALUE	82,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,683
TOTAL JUST VALUE	82,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1386/1126	6/11/2019	QC	U	I	11	0
GRANTOR: SHAWNE COCHRANE						
GRANTEE: SHAWNE COCHRANE & J						
1320/2736	8/25/2016	QC	U	I	11	100
GRANTOR: CLAUDEAN DUNN BOYLE						
GRANTEE: SHAWNE COCHRANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S22 W3 S11 E3 S12 E14 FOP= S3 E6 N3 W6$ E6 FSP= E7
FCP= E10 N13 W10 S13$ N13 W7 S13$ N13 E5 N25 W3 N7$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0100	C	SFR	0		*RSF	-3 0.00	0.00	6,100.00	SF		1.00	1.00	1.00	0.95	0.95	5,795							

REVIEW DATE 08/29/2016 BY DF Total Acres: 0.14 Total Land Value: 5,795 Market: 0 Agricultural: 0 Common: 5,795 PRINTED 05/08/2026 BY SYS