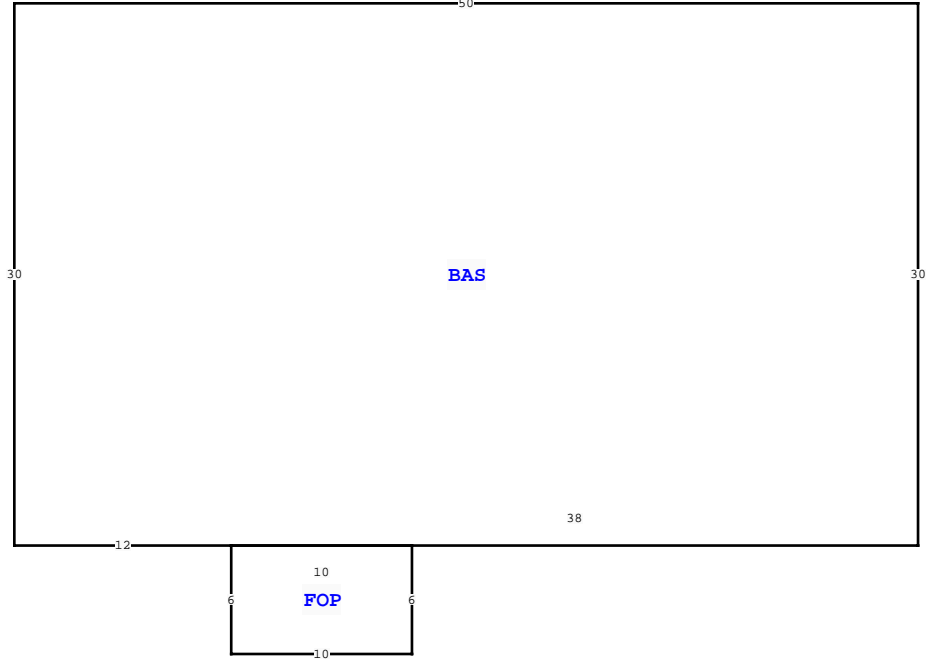




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,500	100	
FOP	60	30	
TOTALS	1,560		
			1,518
			166,556

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2020		Heated Area: 1500					HX Base Yr	2020



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				166,556		
TOTAL MARKET OB/XF VALUE				26,016		
TOTAL LAND VALUE - MARKET				71,392		
TOTAL MARKET VALUE				263,964		
SOH/AGL Deduction				118,153		
ASSESSED VALUE				145,811		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				94,400		
TOTAL JUST VALUE				263,964		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				262,190		
SALE:1:1: 10.02 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000041816	Roof Replacement	9,345	04/28/2021			
38657	M H	325	09/25/2019			
26698	SFR	481	01/31/2008			
15148	M H	125	03/01/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1795	2/04/2019	WD	Q	I	01	150,000
GRANTOR: KEITH THOMPSON						
GRANTEE: ROGER D & DIANN COC						
1377/1793	1/29/2019	QC	U	I	11	100
GRANTOR: REGINA KING THOMPSON						
GRANTEE: KEITH THOMPSON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W50 S30 E12 FOP= S6 E10 N6 W10\$ E38 N30\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0166	CONC,PAVMT	0	100	0	0	822.00	UT	3.00	3.00	100
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	300.00	300.00	50
7	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												22,216												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10.02	AC		1.00	1.00	0.75	9,500.00	7,125.00	71,392							

REVIEW DATE																								
08/10/2023 BY JB Total Acres: 10.02 Total Land Value: 71,392 Market: 0 Agricultural: 0 Common: 71,392 PRINTED 06/09/2026 BY SYS																								

BEG NW COR OF E1/2 OF SE1/4 OF N
 FT TO NW COR OF A 5-AC PRCL OF L
 FT, E 415.10 FT TO A PT ON A LIN

COCHRAN ROGER D/COCHRAN DIANN
 467 SW DIAMOND CT
 LAKE CITY, FL 32024

2026

01-4S-15-00314-012


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 166,556 TOTAL MARKET OB/XF VALUE 26,016 TOTAL LAND VALUE - MARKET 71,392 TOTAL MARKET VALUE 263,964 SOH/AGL Deduction 118,153 ASSESSED VALUE 145,811 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 94,400 TOTAL JUST VALUE 263,964 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 262,190																			
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1377/1795 2/04/2019 WD Q I 01 150,000 GRANTOR: KEITH THOMPSON GRANTEE: ROGER D & DIANN COC 1377/1793 1/29/2019 QC U I 11 100 GRANTOR: REGINA KING THOMPSON GRANTEE: KEITH THOMPSON																			
DOR CODE 0100 SINGLE FAMILY										BLD DATE										LGL DATE																			
MAP NUM MKT AREA 01										XF DATE										LAND DATE 05/04/2026 MLU																			
NEIGHBORHOOD/LOC 1415.00 1.00/										INC DATE										AG DATE																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																																							
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	% COND	OB/XF MKT VALUE	NOTES																							
11	0070	CARPOR UF	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,800																								
TOTAL OB/XF 3,800																																							
LAND DESCRIPTION										TOTAL OB/XF																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
REVIEW DATE 08/10/2023 BY JB Total Acres: 10.02 Total Land Value: 71,392 Market: 0 Agricultural: 0 Common: 71,392 PRINTED 06/09/2026 BY SYS																																							