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

2027

01-4S-15-00314-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

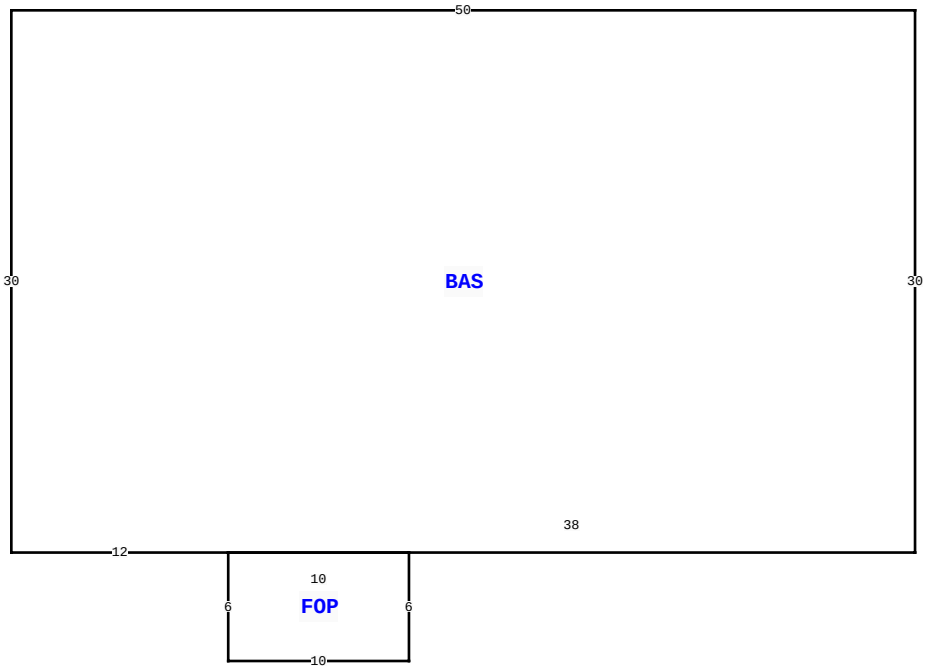
NEIGHBORHOOD/LOC 1415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	161,633
FOP	60	30		18	1,940
TOTALS	1,560			1,518	163,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	116.6220	128.28	194,729	2009	2009	0	0	0	16.00	84.00

2 SINGLE FAM 100% - 2020 Heated Area: 1500 HX Base Yr 2020



467 SW DIAMOND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	822.00	UT	3.00	3.00	100	2009	2009	3	100	2,466	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	300.00	300.00	50	2016	2016	3	50	150	
7	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,400	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,572
TOTAL MARKET OB/XF VALUE		26,016
TOTAL LAND VALUE - MARKET		71,392
TOTAL MARKET VALUE		260,980
SOH/AGL Deduction		110,461
ASSESSED VALUE		150,519
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,108
TOTAL JUST VALUE		260,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,964

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$.

LAND DESCRIPTION

TOTAL OB/XF 22,216

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	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 11/17/2026 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

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2027

01-4S-15-00314-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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

REVIEW DATE 08/10/2023 BY JB Total Acres: 10.02 Total Land Value: 71,392 Market: 0 Agricultural: 0 Common: 71,392 PRINTED 11/17/2026 BY SYS