W1/2 OF NE1/4 OF NE1/4 OF NE1/4,
OFF S SIDE FOR RD R/W. AKA PRCCL

COBB WILLIAM A COBB IV/THORMODSON ROMAINE C
417 SW RIDDLE LN
LAKE CITY, FL 32024

2026

05-4S-16-02773-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

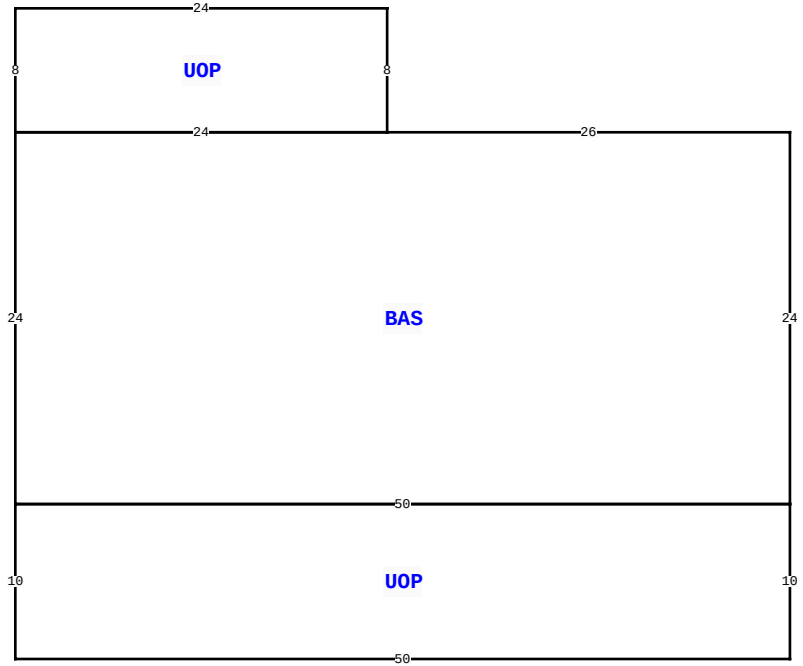
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	29,347
UOP	192	25		48	1,174
UOP	500	25		125	3,057
TOTALS	1,892			1,373	33,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,373	101.9000	61.14	83,945	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2024 Heated Area: 1200 HX Base Yr 2024



417 SW RIDDLE LN, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		33,578
TOTAL MARKET OB/XF VALUE		12,700
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		101,278
SOH/AGL Deduction		17,297
ASSESSED VALUE		83,981
TOTAL EXEMPTION VALUE	HX HB 13	80,981
BASE TAXABLE VALUE		3,000
TOTAL JUST VALUE		101,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1788	11/29/2023	QC	U	I	11	100
GRANTOR: COBB WILLIAM A IV						
GRANTEE: COBB WILLIAM A IV						
1195/1047	5/21/2010	WD	U	I	14	100
GRANTOR: MILDRED B COBB (LIFE						
GRANTEE: WILLIAM COBB IV,ROM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N8 W24 S8 E24$ W24 S24 UOP= S10 E50 N10 W50$
E50 N24$.

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	8	12	1.00	UT	0.00	0.00	100	1989	1989	3	100	400	
2	0294	SHED WOOD/	0	100	16	10	1.00	UT	0.00	0.00	100	1980	1980	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,700

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	0102	C	SFR/MH	100		RSF/MH	330.00	660.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 09/27/2023 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 03/24/2026 BY SYS