LOT 4 HOBBS HEIGHTS S/D.
360-28, WD 1049-747, WD 1186-341

COTHRAN REBECCA/COTHRAN SAMUEL JR
200 SW LOUIS GLEN
LAKE CITY, FL 32024

2027

08-4S-16-02816-006

BUILDING CHARACTERISTICS

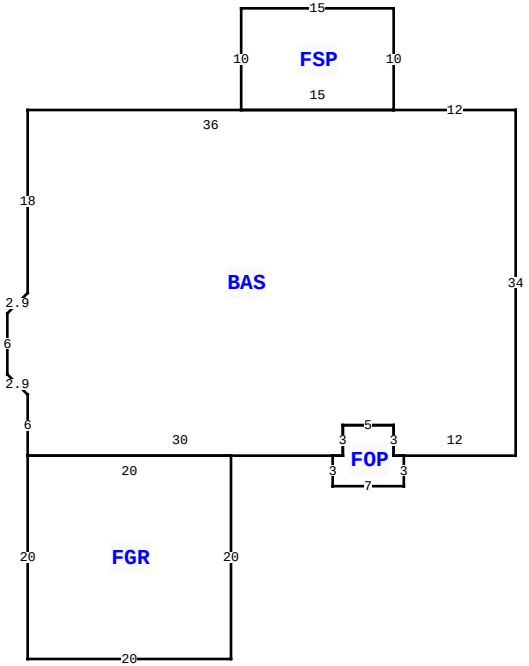
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100		1,633	186,732
FGR	400	55		220	25,157
FOP	36	30		11	1,257
FSP	150	40		60	6,861
TOTALS	2,219			1,924	220,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	123.7544	136.13	261,914	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2018 Heated Area: 1633 HX Base Yr 2018



200 SW LOUIS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0166	CONC,PAVMT	0	100	0	0	490.00	UT	2.50	2.50	100	2009	2009	3	100	1,225	
2	0040	BARN,POLE	0	100	38	24	912.00	UT	2.50	2.50	100	2014	2014	3	100	2,280	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,008
TOTAL MARKET OB/XF VALUE		3,505
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,513
SOH/AGL Deduction		90,060
ASSESSED VALUE		188,453
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,042
TOTAL JUST VALUE		278,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28011	SFR	657	08/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/458	3/26/2022	QC	U	I	11	100
GRANTOR: CALLEJAS REBECCA A						
GRANTEE: COTHRAN REBECCA						
1284/2265	11/04/2014	WD	Q	I	01	178,000
GRANTOR: ALMEDA E PERRY						
GRANTEE: REBECCA A CALLEJAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W15 S10 E15$ W36 S18 D2 L2 S6 R2 D2 S6
FGR= S20 E20 N20 W20$ E30 FOP= S3 E7 N3 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E12 N34$.

LAND DESCRIPTION

TOTAL OB/XF 3,505

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/04/2024 BY JB Total Acres: 5.04 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS