

LOT 5 DEERWOOD FOREST UNIT 1.
462-388, LE 1511-1837, LE 1513-2

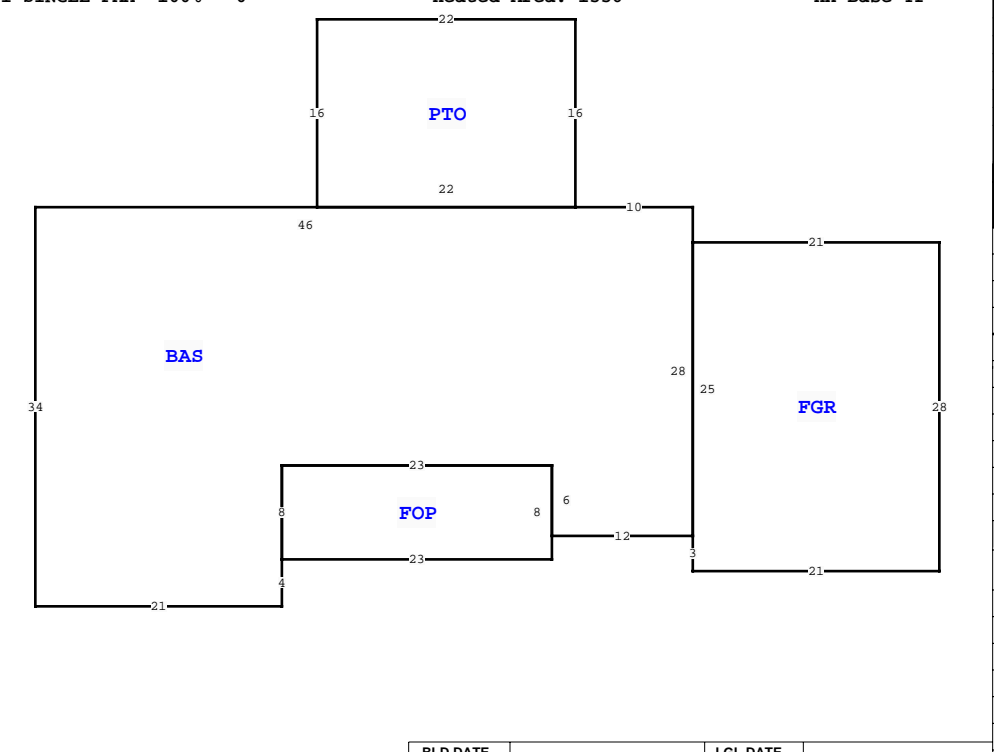
COBB WILLIAM LEE
254 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

09-4S-17-08302-005
COLUMBIA COUNTY PROPERTY

| ELEMENT | CD | CONSTRUCTION |
|--------------------|-----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 90 |
| Interior Floor | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.1 | 1.100 |
| Architectual Units | 05 | CONV 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0100 | 01 | 1,952 | 112.3260 | 125.81 | 245,581 | 1981 | 1981 | 0 | 0 | 0 | 35.00 | 65.00 | | |



| VALUATION SUMMARY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 159,628 | |
| TOTAL MARKET OB/XF VALUE | | 5,685 | |
| TOTAL LAND VALUE - MARKET | | 18,500 | |
| TOTAL MARKET VALUE | | 183,813 | |
| SOH/AGL Deduction | | 71,080 | |
| ASSESSED VALUE | | 112,733 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 61,322 | |
| TOTAL JUST VALUE | | 183,813 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 183,813 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,556 | 100 | | 1,556 | 127,244 |
| FGR | 588 | 55 | | 323 | 26,414 |
| FOP | 184 | 30 | | 55 | 4,498 |
| PTO | 352 | 5 | | 18 | 1,472 |
| TOTALS | 2,680 | | | 1,952 | 159,628 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|---------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1513/2667 | 5/06/2024 | LE U | I | I | 14 | 100 |
| GRANTOR: COBB WILLIAM LEE (ENH) | | | | | | |
| GRANTEE: COBB THOMAS L (RMDR) | | | | | | |
| 1511/1837 | 4/02/2024 | LE U | I | I | 14 | 100 |
| GRANTOR: COBB WILLIAM LEE (ENH) | | | | | | |
| GRANTEE: COBB THOMAS L (RMDR) | | | | | | |

| 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 |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 17 | 18 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 897 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 3,000 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 12 | 144.00 | UT | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 288 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 5,685 |
|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
| 254 SE WOODHAVEN ST, LAKE CITY | | | | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | | |
| LAND DATE | | | | | | | | | | | | | | |
| AG DATE | | | | | | | | | | | | | | |
| 04/21/2023 MLU | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W10 PTO= N16 W22 S16 E22\$ W46 S34 E21 N4 FOP= E23N8 W23 S8\$ N8 E23 S6 E12 FGR= S3 E21 N28 W21 S25\$ N28\$. | | | | | | | | | | | | | |

| 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 | DPH 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |