LOT 9 PINE WIND EST UNIT 1.
661-274, 731-226, 767-2093,

COGDILL KATHY
223 SW ALFALFA AVE
LAKE CITY, FL 32024

2026

11-5S-15-00431-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

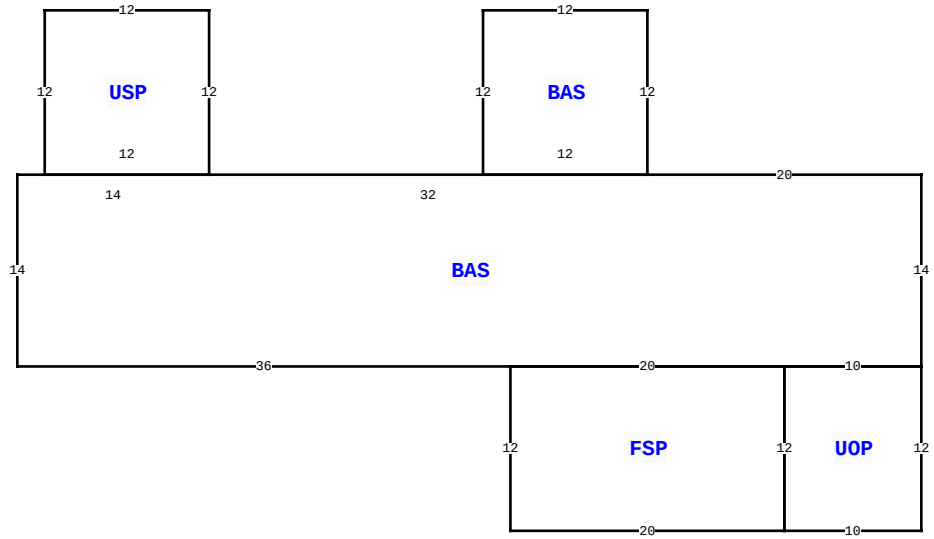
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	11515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	8,752
BAS	924	100		924	56,156
FSP	240	40		96	5,834
UOP	120	25		30	1,823
USP	144	35		50	3,039
TOTALS	1,572			1,244	75,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,244	115.1000	110.50	137,462	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1068 HX Base Yr



223 SW ALFALFA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	75,604
TOTAL MARKET OB/XF VALUE	8,510
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	134,114
SOH/AGL Deduction	39,974
ASSESSED VALUE	94,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,140
TOTAL JUST VALUE	134,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1403/0562	1/10/2020	WD	Q	I	01	75,000
GRANTOR: CHESTER H BLAISDELL J						
GRANTEE: KATHY COGDILL						
0867/1891	10/09/1998	WD	Q	I		40,000
GRANTOR: CUMMINGS						
GRANTEE: BLAISDELL						

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	0296	SHED METAL	0	0	10	20	200.00	UT	2.10	2.10	50	0	0	3	50	210	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N12 W12 S12 E12$ W32 USP= N12 W12 S12 E12$ W14S14 E36 FSP= S12 E20 N12 W20$ E20 UOP= S12 E10 N12 W10$ E10 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,510

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/08/2016 BY DF Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 05/08/2026 BY SYS