

COMM AT A PT WHERE E LINE OF SE1  
INTERS S R/W OF BLANTON RD, RUN  
402.44 FT TO THE PT WHERE S R/W

COCHRANE WILLIAM P  
275 SW BUMSTEAD TER  
LAKE CITY, FL 32024

2026

14-4S-15-00363-134



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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
Stories	1.	1.	100
Architactual	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	14415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		97,422

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100% - 2006		177,131	2005	2005	0	0	45.00	55.00												
				Heated Area: 1620			HX Base Yr 2006																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/22/2026		
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			04/22/2026																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			97,422
TOTAL MARKET OB/XF VALUE			15,612
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			168,034
SOH/AGL Deduction			66,198
ASSESSED VALUE			101,836
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			50,425
TOTAL JUST VALUE			168,034
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23809	M H	475	11/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1052/2356	7/25/2005	WD	Q	V		50,000
GRANTOR: WRIGHT						
GRANTEE: COCHRANE						
1040/0713	3/09/2005	WD	Q	V		41,000
GRANTOR: JAMES MEHAFFEY						
GRANTEE: JIMMIE L & DOLORES						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005	3	100	1,200	
2	0030	BARN,MT	0	0	24	24	576.00	UT	12.00	100	2005	2005	3	100	6,912	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION												TOTAL OB/XF				15,612								
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S27 E60 N27\$.											