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

2027

14-4S-15-00363-134

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

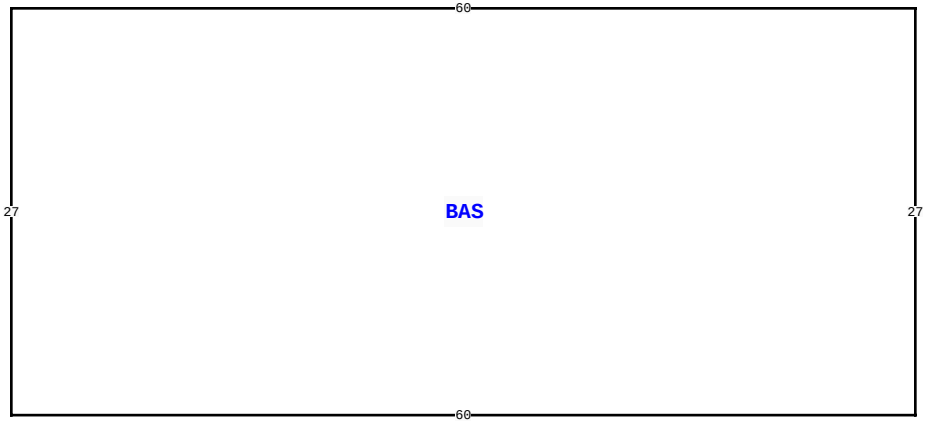
NEIGHBORHOOD/LOC 14415.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	94,384
TOTALS	1,620			1,620	94,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	105.93	171,607	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1620 HX Base Yr 2006



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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,384
TOTAL MARKET OB/XF VALUE		15,612
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		164,996
SOH/AGL Deduction		60,312
ASSESSED VALUE		104,684
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,273
TOTAL JUST VALUE		164,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,011

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 15,612

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	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 07/30/2024 BY JB Total Acres: 5.14 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS