PRCL "B" 441 NORTH UNR S/D DESC
AT NW COR OF W 1/2 OF E 1/2 OF S
FT, S 332.33 FT TO POB, CONT S 8

COCHRAN MATTHEW/COCHRAN AMIE
249 SHADY HOLLOW
CASSELBERRY, FL 32707

2027

17-1S-17-04533-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,412
TOTAL MARKET VALUE	112,412
SOH/AGL Deduction	0
ASSESSED VALUE	112,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,412
TOTAL JUST VALUE	112,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/473	11/15/2024	WD	Q	V	01	132,700

GRANTOR: GIEBEIG PETER W SR

GRANTEE: COCHRAN MATTHEW

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0					26.45	AC		1.00	0.85	0.85	5,000.00	4,250.00	112,412							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 26.45 Total Land Value: 112,412 Market: 0 Agricultural: 0 Common: 112,412 PRINTED 11/18/2026 BY SYS