

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

2026

17-1S-17-04533-004



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 119,025																							
																	PERMIT NUM DESCRIPTION AMT ISSUED																							
																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1528/473</td> <td>11/15/2024</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>132,700</td> </tr> </tbody> </table> GRANTOR: GIEBEIG PETER W SR GRANTEE: COCHRAN MATTHEW										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
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																																		
																	BUILDING NOTES																							
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																	BLD DATE LGL DATE XF DATE LAND DATE 05/18/2026 MLU INC DATE AG DATE																							
																	TOTALS																							
																	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																								

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	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							