LOT 7 BLOCK A LOTTIE FARMS S/D

715-809, 941-2081, WD 1015-2422,

COCHRAN STARLIN/COCHRAN WENDY R
494 SW LOTTIE CT
LAKE CITY, FL 32024

2027

18-4S-16-03055-107

BUILDING CHARACTERISTICS

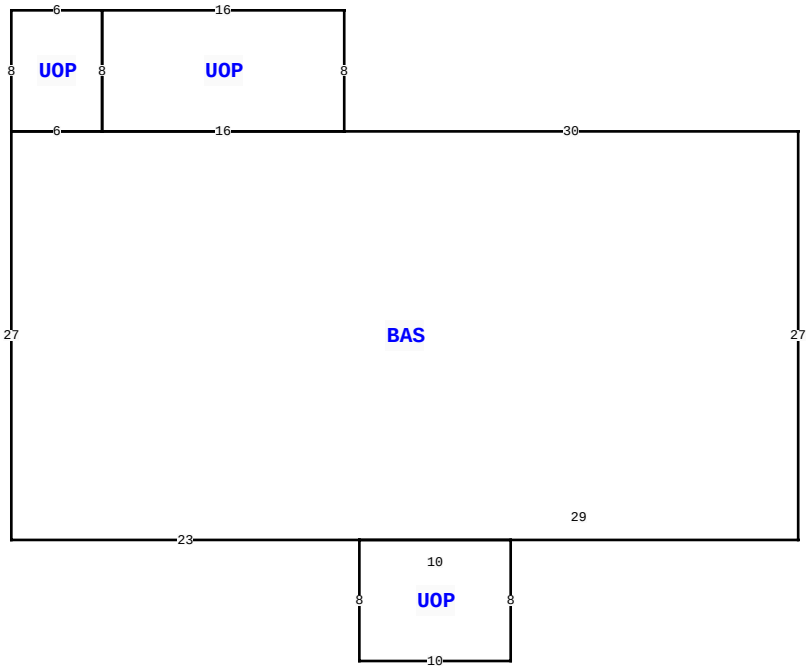
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	18416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,888
UOP	48	25		12	725
UOP	80	25		20	1,209
UOP	128	25		32	1,935
TOTALS	1,660			1,468	88,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,468	118.2000	109.93	161,377	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2027 Heated Area: 1404 HX Base Yr 2027



494 SW LOTTIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,757
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	158,157
SOH/AGL Deduction	0
ASSESSED VALUE	158,157
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	106,746
TOTAL JUST VALUE	158,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38735	MAINT/ALTR	322	10/14/2019
21969	M H	322	06/14/2004
19300	TR/TRAILER	75	03/11/2002
19312	TR/TRAILER	75	03/11/2002
12314	M H	125	03/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/2061	5/07/2026	LE	U	I	14	100
GRANTOR: WESTER SARAH C						
GRANTEE: COCHRAN STARLIN (LI						
1399/0277	11/15/2019	WD	Q	I	01	105,000
GRANTOR: BEN & BRIANAN DAVIS						
GRANTEE: SARAH C & STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N8 W16 S8 E16$ W16 UOP= N8 W6 S8 E6$ W6 S27 E23
UOP= S8 E10 N8 W10$ E29 N27$.

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	2000	2000	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 14,400

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 12/17/2024 BY JB Total Acres: 5.31 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS