LOTS 33 & 34 PINE NEEDLES ESTATE
DC 1331-2096, LE 1372-1238, DC 1

COTHRON DAWN VENICE/COTHRON JOSEPH WELDON JR
4391 WOLFE DR
MACCLENNY, FL 32063

2026

20-3S-17-05277-000

BUILDING CHARACTERISTICS

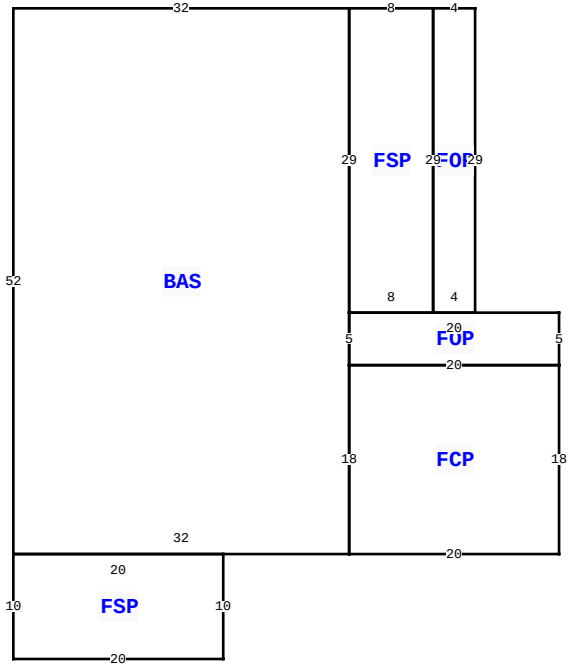
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	79,000
FCP	360	25		90	4,273
FOP	100	30		30	1,424
FOP	116	30		35	1,661
FSP	200	40		80	3,798
FSP	232	40		93	4,415
TOTALS	2,672			1,992	94,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	65.2131	73.04	145,496	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1664 HX Base Yr



252 NE LAVERNE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0210	GARAGE U	0	0	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0140	CLFENCE 6	0	0	0	0	1,120.00	UT	3.50	3.50	50	1993	1993	3	50	1,960	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,967
TOTAL MARKET OB/XF VALUE	11,560
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	149,527
SOH/AGL Deduction	0
ASSESSED VALUE	149,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,527
TOTAL JUST VALUE	149,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047573	Remodel	7,400	06/29/2023
000047501	Roof Replacement	22,000	06/20/2023
18663	PUMP/UTPOL	30	08/28/2001
10014	M H	125	07/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/336	5/19/2026	WD	Q	I	01	130,000
GRANTOR: MONTGOMERY SUSIE EVEL						
GRANTEE: COTHRON DAWN VENICE						
1441/1971	4/17/2021	WD	U	I	30	100
GRANTOR: HALL JUDY FKA JUDY HA						
GRANTEE: HALL JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S52 FSP= S10 E20 N10 W20$ E32 FCP= E20 N18 W20S18$ N18 FOP= E20 N5 W20 S5$ N5 FSP= E8 FOP= E4 N29 W4 S29$ N29 W8 S29 $ N29$.

LAND DESCRIPTION

TOTAL OB/XF 11,560

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	0100	C	SFR	0		00	0.00	0.00	47,000.00	SF		1.00	1.00	0.50	0.50	0.25	11,750							
2	0200	C	MBL HM	0		00	0.00	0.00	13,000.00	SF		1.00	1.00	0.50	0.50	0.25	3,250							

REVIEW DATE 08/28/2023 BY jerry Total Acres: 1.38 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 06/23/2026 BY SYS

LOTS 33 & 34 PINE NEEDLES ESTATE
DC 1331-2096, LE 1372-1238, DC 1

COTHRON DAWN VENICE/COTHRON JOSEPH WELDON JR
4391 WOLFE DR
MACCLENNY, FL 32063

2026

20-3S-17-05277-000

BUILDING CHARACTERISTICS

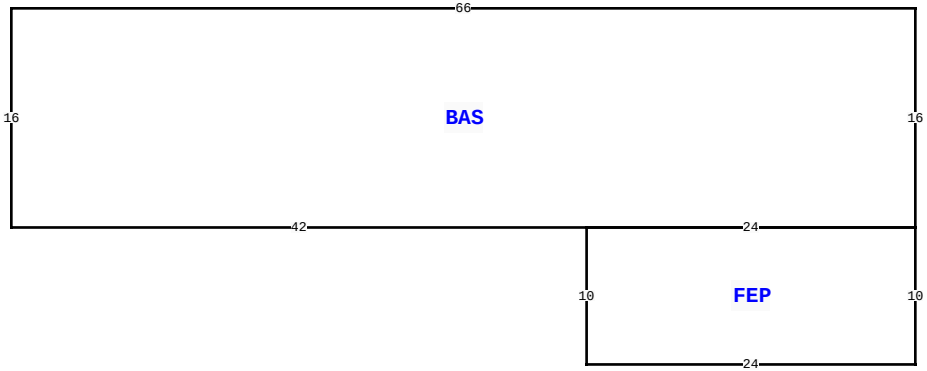
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	23,798
FEP	240	85		204	4,597
TOTALS	1,296			1,260	28,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,260	93.9000	56.34	70,988	1995	1995	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2026 Heated Area: 1056 HX Base Yr



252 NE LAVERNE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,967
TOTAL MARKET OB/XF VALUE	11,560
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	149,527
SOH/AGL Deduction	0
ASSESSED VALUE	149,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,527
TOTAL JUST VALUE	149,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/336	5/19/2026	WD	Q	I	01	130,000
GRANTOR: MONTGOMERY SUSIE EVEL						
GRANTEE: COTHRON DAWN VENICE						
1441/1971	4/17/2021	WD	U	I	30	100
GRANTOR: HALL JUDY FKA JUDY HA						
GRANTEE: HALL JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S16 E42 FEP= S10 E24 N10 W24$ E24 N16$.

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

REVIEW DATE 08/28/2023 BY jerry Total Acres: 1.38 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 06/23/2026 BY SYS