THE S 137.20 FT OF N 340.20 FT
OF BLOCK 51 MASON CITY S/D.
(AKA PARCEL A) ORB 767-720,767

COTHRAN ROGER D/COTHRAN TERESA A
358 SW BLOOMINGTON TER
LAKE CITY, FL 32025

2026

22-5S-17-09340-015

BUILDING CHARACTERISTICS

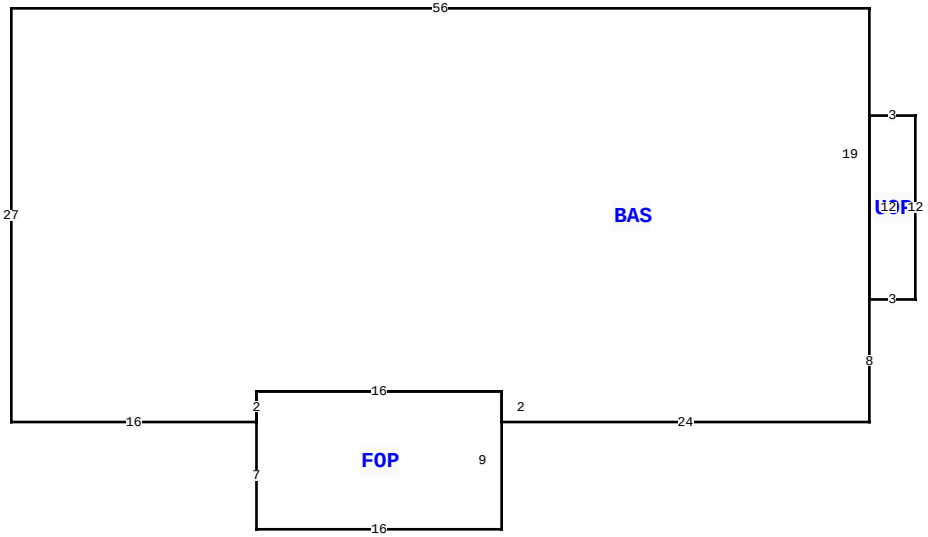
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100		1,480	37,533
FOP	144	35		50	1,268
UOP	36	25		9	228
TOTALS	1,660			1,539	39,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,539	105.6600	63.40	97,573	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1480 HX Base Yr 2018



358 SW BLOOMINGTON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,029
TOTAL MARKET OB/XF VALUE		13,700
TOTAL LAND VALUE - MARKET		26,460
TOTAL MARKET VALUE		79,189
SOH/AGL Deduction		30,731
ASSESSED VALUE		48,458
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,458
TOTAL JUST VALUE		79,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,309

XFOB:3:1: ID#HMLCY28040911941A&B ORB 794-468/CYPR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/0184	12/05/2016	WD	U	I	12	28,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ROGER D & TERESA A						
1319/2695	7/27/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (PASSN						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E16 FOP= S7 E16N9 W16S2$ N2 E16 S2 E24 N8 UOP= E3 N12 W3 S12$ N19$.

LAND DESCRIPTION

TOTAL OB/XF 13,700

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		00	0.00	0.00	0.98	AC		1.00	1.00	1.50	18,000.00	27,000.00	26,460							

REVIEW DATE 08/22/2017 BY BC Total Acres: 0.98 Total Land Value: 26,460 Market: 0 Agricultural: 0 Common: 26,460 PRINTED 06/26/2026 BY SYS