COMM SE COR, RUN W 1345.14 FT TO SHEPHERD RD, RUN N 1678.61 FT, R 455.87 FT FOR POB, CONT W 417.87

COBB LARRY D JR
677 SW INFINITY PL
LAKE CITY, FL 32024

2027

24-5S-16-03707-034

BUILDING CHARACTERISTICS

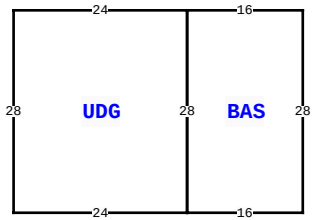
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.020	1.00/

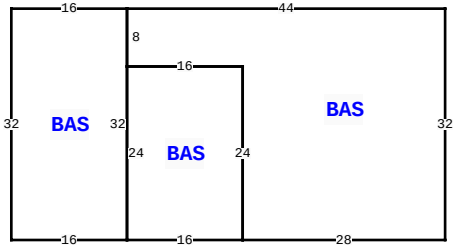
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	33,048
BAS	448	100		448	38,556
BAS	512	100		512	44,064
BAS	1,024	100		1,024	88,128
UDG	672	55		370	31,844
TOTALS	3,040			2,738	235,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,738	96.5952	106.25	290,912	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017 Heated Area: 2368 HX Base Yr 2017





677 SW INFINITY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	235,639
TOTAL MARKET OB/XF VALUE	45,092
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	345,731
SOH/AGL Deduction	99,378
ASSESSED VALUE	246,353
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	194,942
TOTAL JUST VALUE	345,731
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044877	Electrical Servic	0	07/05/2022
41399	STORAGE BLDG		02/24/2021
25264	SFR	449	11/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/1413	2/18/2015	WD	Q	I	01	185,000
GRANTOR: ALICE M WEBB & JOHN P						
GRANTEE: LARRY D COBB JR						
1157/1187	8/28/2008	WD	Q	I	01	100
GRANTOR: ALICE M WEBB						
GRANTEE: ALICE M WEBB & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 BAS= W16 S32 E16 N32$ S8 BAS= S24 E16N24 W16$ E16 S24 E28 N32$ PTR= N30 BAS= E16 N28 W16 S28$ UDG= N28 W24 S28 E24$ S30$.

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	0169	FENCE/WOOD	0	100	0	0	128.00	UT	13.50	13.50	50	2006	2006	3	50	864	
2	0166	CONC,PAVMT	0	100	0	0	506.00	UT	3.00	3.00	100	2006	2006	3	100	1,518	
3	0080	DECKING	0	100	0	0	195.00	UT	10.00	10.00	100	2006	2006	3	100	1,950	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
7	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
9	0296	SHED METAL	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2021	2021		100	4,200	
10	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2021	2021		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 15,932

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 03/06/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS

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2027

24-5S-16-03707-034

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.020 1.00/		

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

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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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
11	0031	BARN,MT AE	0	100	36	45	1.00	UT	29,160.00	29,160.00	100	2021	2021		100	29,160	

LAND DESCRIPTION

TOTAL OB/XF 29,160

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 03/06/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS