BEG NW COR OF S1/2 OF SW1/4 OF N FT, S 295.33 FT, W 295 FT, N 295 POB.

COBB JASON M/COBB MELISSA S
334 SW COZY GLN
LAKE CITY, FL 32024-2917

2027

26-3S-15-00242-007

BUILDING CHARACTERISTICS

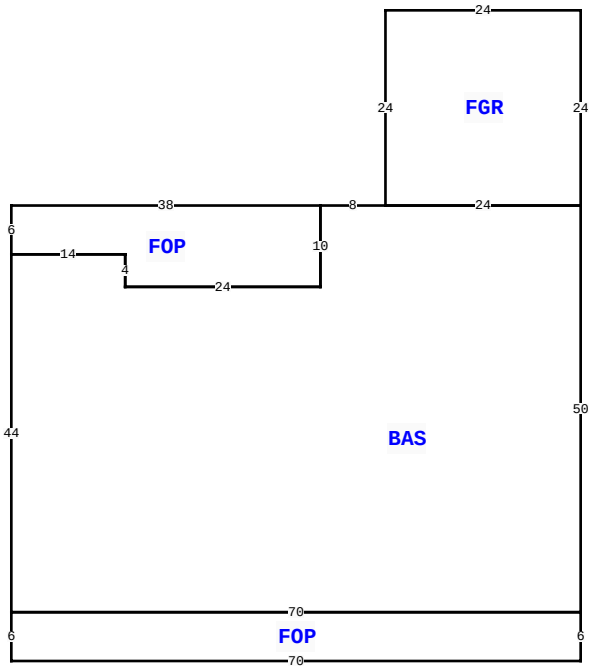
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,176	100		3,176	272,045
FGR	576	55		317	27,153
FOP	324	30		97	8,309
FOP	420	30		126	10,793
TOTALS	4,496			3,716	318,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,716	98.8800	108.77	404,189	2008	2008	0	0	0	21.25	78.75

1 SINGLE FAM 100% - 2011 Heated Area: 3176 HX Base Yr 2011



552 SW COZY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	2008	2008	3	100	1,200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	750.00	750.00	50	2013	2013	3	50	375	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400	
4	0280	POOL R/CON	0	100	0	0	604.00	UT	70.00	70.00	100	2022	2021		93	39,320	
5	0166	CONC,PAVMT	0	100	0	0	836.00	UT	3.00	3.00	100	2022	2021		100	2,508	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
7	0296	SHED METAL	0	100	30	26	780.00	UT	15.00	15.00	100	2025	2024		100	11,700	
8	0251	LEAN TO W/	0	100	12	20	1,200.00	UT	5.00	5.00	100	2025	2024		100	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		318,299
TOTAL MARKET OB/XF VALUE		64,703
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		407,002
SOH/AGL Deduction		101,258
ASSESSED VALUE		305,744
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,333
TOTAL JUST VALUE		407,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056377	Roof Replacement	18,500	08/20/2026
000049358	Electrical Servic	0	03/05/2024
26552	SFR	893	12/27/2007
041102	POOL		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/2189	11/12/2010	WD	Q	I	01	200,000
GRANTOR: JAMES & THERESA BARBA						
GRANTEE: JASON M & MELISSA C						
1131/1595	8/18/2007	QC	Q	V	01	0
GRANTOR: ROBERT, JERRA & YVONN						
GRANTEE: JAMES & THERESA BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= W38 S6 E14 S4 E24 N10$ S10 W24 N4 W14 S44 FOP= S6 E70 N6 W70$ E70 N50 FGR= N24 W24 S24 E24$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 64,703

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	2.00	AC		1.00	1.00	0.75	16,000.00	12,000.00	24,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 2.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/16/2026 BY SYS