LOTS 22 & 23 FAIRFIELD WOODS S/D
454-712, 595-388, LE 1448-1238,

COBB DAVID G
522 NW LONA LOOP
LAKE CITY, FL 32055

2027

29-3S-16-02391-022

BUILDING CHARACTERISTICS

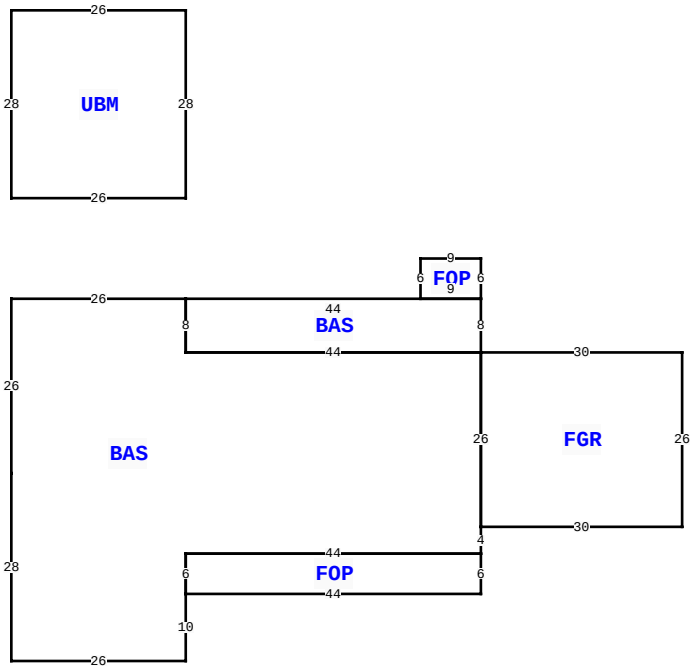
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100		352	27,587
BAS	2,724	100		2,724	213,481
FGR	780	55		429	33,621
FOP	54	30		16	1,254
FOP	264	30		79	6,191
UBM	728	20		146	11,442
TOTALS	4,902			3,746	293,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,746	109.6100	120.57	451,655	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3076 HX Base Yr



522 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,470	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0030	BARN,MT	0	100	25	30	750.00	UT	18.00	18.00	100	2025	2024		100	13,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		293,576
TOTAL MARKET OB/XF VALUE		19,970
TOTAL LAND VALUE - MARKET		49,060
TOTAL MARKET VALUE		362,606
SOH/AGL Deduction		116,809
ASSESSED VALUE		245,797
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		189,386
TOTAL JUST VALUE		362,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050043	Storage Building	22,000	06/05/2024
000049968	Right-of-Way Acce		05/28/2024
39324	PUMP/UTPOL	0	02/20/2020
29142	ADDN SFR	300	01/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1448/1238	9/23/2021	LE	U	I	14	100
GRANTOR: COBB DAVID						
GRANTEE: COBB DAVID G						
0595/0388	6/01/1986	WD	Q	V	01	17,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 S28 E26 N10 FOP= E44 N6 W44 S6$ N6 E44 N4 FGR= E30 N26 W30 S26$ N26 BAS= N8 FOP= N6 W9 S6 E9$ W44 S8 E44$ W44 N8$ PTR=N15 UBM= N28 W26 S28 E26$S15$.

LAND DESCRIPTION

TOTAL OB/XF 19,970

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-3	0.00	0.00	2.23	AC		1.00	1.00	1.00	22,000.00	22,000.00	49,060							

REVIEW DATE 09/17/2024 BY JB Total Acres: 2.23 Total Land Value: 49,060 Market: 0 Agricultural: 0 Common: 49,060 PRINTED 11/17/2026 BY SYS