BEG SW COR, RUN E 31.92 FT FOR P
1294.57 FT, N 333.10 FT, W 1230.
US-441, N'LY ALONG R/W 205.50 FT

LAW COBY L
12049 N US HWY 441
LAKE CITY, FL 32055

2026

33-1S-17-04634-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33117.00	1.00/	

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	76,340
TOTAL MARKET VALUE	9,722
SOH/AGL Deduction	1,072
ASSESSED VALUE	8,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,650
TOTAL JUST VALUE	80,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2388	11/06/2025	LE	U	I	14	100
GRANTOR: LAW COBY						
GRANTEE: LAW COBY L AKA COBY						
1410/1147	3/25/2020	QC	U	V	11	100
GRANTOR: JULIA KAY SMITH FKA J						
GRANTEE: COBY LAW						

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	2.77	AC		1.00	1.00	1.00	281.00	281.00	778							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	11.11	AC		1.00	1.00	1.00	445.00	445.00	4,944							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.88	AC		1.00	1.00	1.00	5,500.00	5,500.00	76,340							

REVIEW DATE 05/26/2020 BY BC Total Acres: 13.88 Total Land Value: 5,722 Market: 76,340 Agricultural: 5,722 Common: 0 PRINTED 06/08/2026 BY SYS