

SE1/4 OF SE1/4 EX A PRCL 150 FT
N & S IN NW COR E OF US-41 & EX
639-527. ALSO, THE W 100 FT OF T

COBB LELAND J III/COBB EILEEN O
171 SE COBB CT
LAKE CITY, FL 32025

2026

34-5S-17-09513-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY																																																											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																										
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 11,000 TOTAL LAND VALUE - MARKET 2,777,940 TOTAL MARKET VALUE 39,800 SOH/AGL Deduction 2,961 ASSESSED VALUE 36,839 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 36,839 TOTAL JUST VALUE 2,788,940 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,978,940																																																											
																	SALE:2:1: ESTATE BY THE ENTIRETIES SALE:1:1: FAMILY PASSING PROP BACK & FORTH																																																											
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L N	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	0030	BARN,MT	0 0	30	30	1.00	UT	0.00	0.00	100	0	0	3	100	400																																																													
2	0070	CARPORT UF	0 0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	100																																																													
3	0030	BARN,MT	0 0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500																																																													
4	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																																													
5	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																													
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1	6200	A	PASTURE 3	0		A-1	0.00	0.00	97.66	AC		1.00	1.00	1.00	280.00	280.00	27,345																																																											
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50																																																											
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	281.00	281.00	1,405																																																											
4	9910	M	MKT.VAL.AG	0			0.00	0.00	68.66	AC		1.00	1.00	1.00	9,000.00	9,000.00	617,940																																																											
5	9910	M	MKT.VAL.AG	0					36.00	AC		1.00	1.00	0.75	80,000.00	60,000.00	2,160,000																																																											