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

2027

34-5S-17-09513-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34517.00	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

180 SE HORACE WITT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
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	11,000
TOTAL LAND VALUE - MARKET	2,777,940
TOTAL MARKET VALUE	39,800
SOH/AGL Deduction	2,157
ASSESSED VALUE	37,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,643
TOTAL JUST VALUE	2,788,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,788,940

SALE:2:1: ESTATE BY THE ENTIRETIES

SALE:1:1: FAMILY PASSING PROP BACK & FORTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055225	Roof Replacement	8,500	03/12/2026
26737	M H	509	02/11/2008
9731	M H		05/19/1995
55225		8,500	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/2640	8/06/2013	LE	U	V	30	100
GRANTOR: L J COBB & MAURCINE W						
GRANTEE: L J COBB III						
1261/2635	8/06/2013	TR	U	V	30	100
GRANTOR: L J COBB JR TRUSTEE						
GRANTEE: L J COBB JR						

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	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	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	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							

REVIEW DATE 09/20/2017 BY BC Total Acres: 104.66 Total Land Value: 28,800 Market: 2,777,940 Agricultural: 28,800 Common: 0 PRINTED 11/16/2026 BY SYS