THE S 310 FT OF E1/2 OF SE1/4 OF EX E 33 FT FOR RD R/W & EX 1.06 1547-2512.

COTHRAN AMBER/DOWD SHANE
503 SE HOPEFUL DR
LAKE CITY, FL 32025

2027

35-4S-17-09030-053

BUILDING CHARACTERISTICS

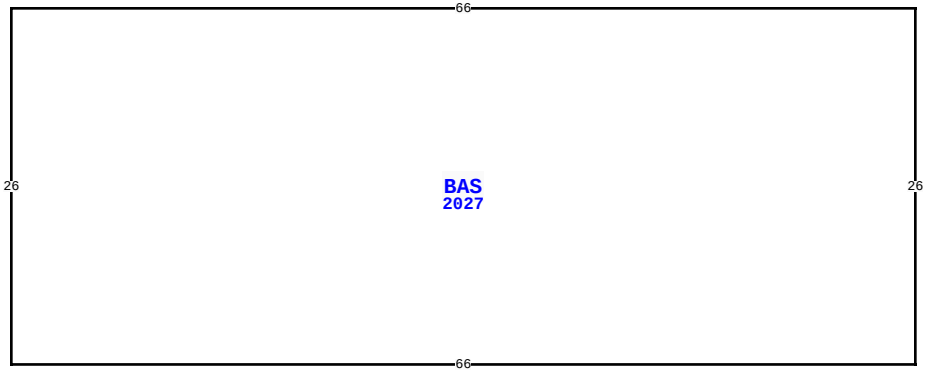
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2027	1,716	86,830
TOTALS	1,716			1,716	86,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,716	115.0000	92.00	157,872	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 0% - 2027 Heated Area: 1716 HX Base Yr



503 SE HOPEFUL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,830
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	19,440
TOTAL MARKET VALUE	113,270
SOH/AGL Deduction	3,060
ASSESSED VALUE	110,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,210
TOTAL JUST VALUE	113,270
NCON VALUE	86,830
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054941	Mobile Home		02/03/2026
000054928	Roof Replacement	5,000	02/02/2026
000054870	Right-of-Way Acce		01/22/2026
39545	M H	0	04/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1490	1/12/2026	QC	U	I	11	100
GRANTOR: EDGE RANDALL						
GRANTEE: COTHRAN AMBER						
1248/2758	1/30/2013	WD	U	V	37	10,000
GRANTOR: JON CLARMON DARLING						
GRANTEE: RANDALL EDGE & JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,13] E66 S26 W66 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,440							

REVIEW DATE 04/14/2026 BY Nick Total Acres: 1.08 Total Land Value: 19,440 Market: 0 Agricultural: 0 Common: 19,440 PRINTED 11/17/2026 BY SYS