

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

2026

35-4S-17-09030-053



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	01	01	100
Quality	03	03	
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
BAS	784	100	
TOTALS	784		14,360

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MOBILE HME	0%	0									Heated Area: 784 HX Base Yr													
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/07/2025	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			14,360
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			15,120
TOTAL MARKET VALUE			36,480
SOH/AGL Deduction			5,225
ASSESSED VALUE			31,255
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			31,255
TOTAL JUST VALUE			36,480
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			40,834

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						

EXTRA FEATURES																	
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	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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	14,000.00	14,000.00	15,120							

REVIEW DATE																								
05/11/2020 BY JB Total Acres: 1.08 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 03/24/2026 BY SYS																								