

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

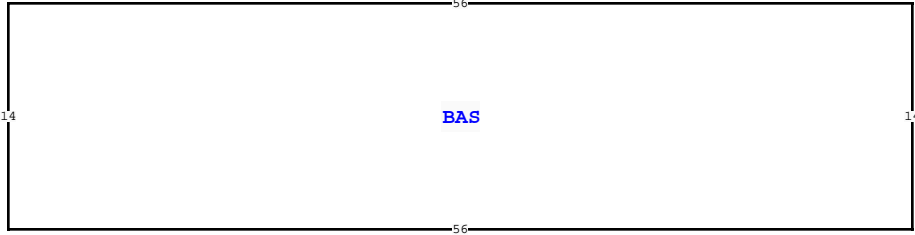
2026

35-4S-17-09030-053



BUILDING CHARACTERISTICS	
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	784	76.3200	45.79	35,899	1994	1994	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr												



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	14,360
TOTALS	784			784	14,360

503 SE HOPEFUL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	

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			19,440
TOTAL MARKET VALUE			40,800
SOH/AGL Deduction			9,545
ASSESSED VALUE			31,255
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			31,255
TOTAL JUST VALUE			40,800
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						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S14 E56 N14\$.

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	18,000.00	18,000.00	19,440								