SW1/4 OF NW1/4 & NW1/4 OF SW1/4
QC 1291-1710.

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

2026

35-5S-17-09518-001

BUILDING CHARACTERISTICS

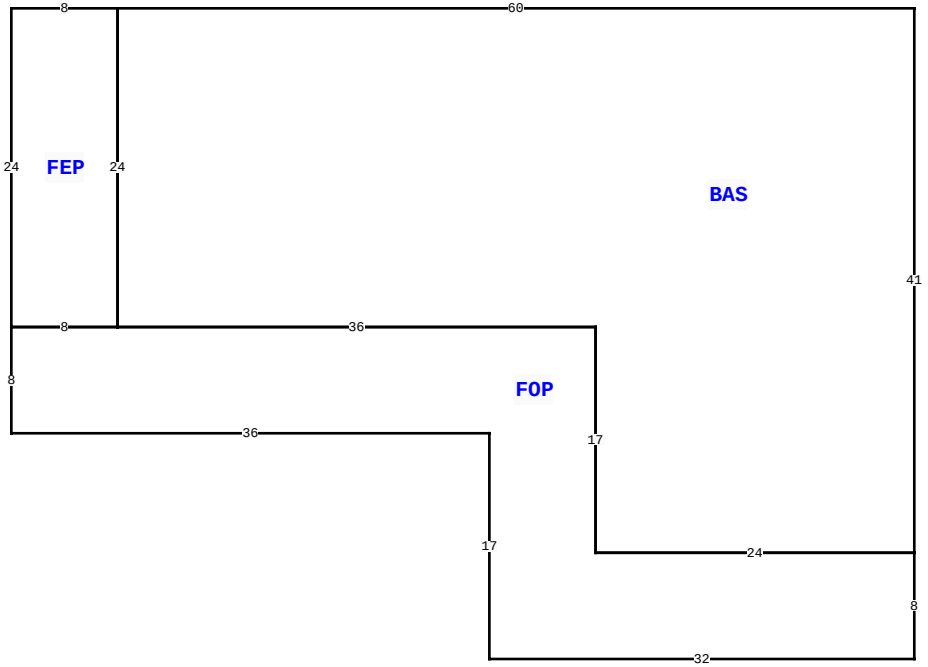
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	139,099
FEP	192	80		154	11,591
FOP	680	30		204	15,355
TOTALS	2,720			2,206	166,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	103.3900	115.80	255,455	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1848 HX Base Yr



171 SE COBB CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	9945	Well/Sept	0	100	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		166,046
TOTAL MARKET OB/XF VALUE		8,950
TOTAL LAND VALUE - MARKET		380,820
TOTAL MARKET VALUE		205,964
SOH/AGL Deduction		78,157
ASSESSED VALUE		127,807
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,396
TOTAL JUST VALUE		555,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,576

SALE:4:1: FAMILY PASSING PROP BACK & FORTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044932	Roof Replacement	8,085	07/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/2645	8/06/2013	LE	U	V	30	100
GRANTOR: L J COBB & MAURCINE W						
GRANTEE: BEVERLY SUE COBB						
1261/2640	8/06/2013	LE	U	V	30	100
GRANTOR: L J COBB & MAURCINE W						
GRANTEE: L J COBB 111						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 FEP= W8 S24 E8 N24$S24 FOP= W8 S8 E36 S17 E32 N8W24 N17 W36$ E36 S17 E24 N41$.

LAND DESCRIPTION

TOTAL OB/XF 8,950

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	0100	C	SFR	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	8,250							
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	25.00	25.00	150							
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	60.74	AC		1.00	1.00	1.00	281.00	281.00	17,068							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	66.74	AC		1.00	1.00	1.00	5,500.00	5,500.00	367,070							

REVIEW DATE 08/02/2022 BY JS Total Acres: 69.24 Total Land Value: 30,968 Market: 367,070 Agricultural: 17,218 Common: 13,750 PRINTED 06/19/2026 BY SYS