BEG NW COR OF S1/2 OF SW1/4 OF N FT, S 295.33 FT, W 295 FT, N 295 POB.

COBB JASON M/COBB MELISSA S
334 SW COZY GLN
LAKE CITY, FL 32024-2917

2024

26-3S-15-00242-007

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

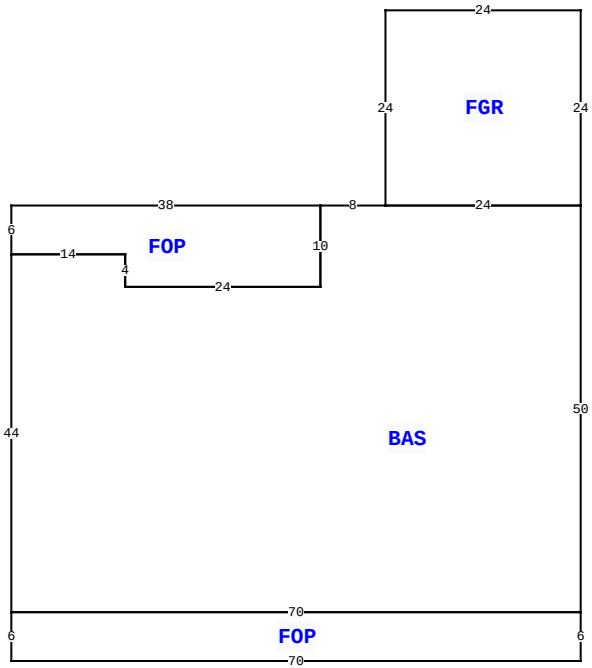
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,176	100	3,176	244,941
FGR	576	55	317	24,448
FOP	324	30	97	7,481
FOP	420	30	126	9,718
TOTALS	4,496		3,716	286,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,716	98.8800	94.92	352,723	2008	2008	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2011 Heated Area: 3176 HX Base Yr 2011



552 SW COZY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		286,587
TOTAL MARKET OB/XF VALUE		48,695
TOTAL LAND VALUE - MARKET		19,500
TOTAL MARKET VALUE		354,782
SOH/AGL Deduction		91,094
ASSESSED VALUE		263,688
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,688
TOTAL JUST VALUE		354,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26552	SFR	893	12/27/2007
041102	POOL		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1204/2189	11/12/2010	WD	Q	I	01	200,000
GRANTOR: JAMES & THERESA BARBA						
GRANTEE: JASON M & MELISSA C						
1131/1595	8/18/2007	QC	U	V	01	0
GRANTOR: ROBERT, JERRA & YVONN						
GRANTEE: JAMES & THERESA BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= W38 S6 E14 S4 E24 N10$ S10 W24 N4 W14 S44 FOP= S6 E70 N6 W70$ E70 N50 FGR= N24 W24 S24 E24$ W24$.

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	2008	2008	3	100	1,200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	750.00	750.00	50	2013	2013	3	50	375	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400	
4	0280	POOL R/CON	0	100	0	0	604.00	UT	70.00	70.00	100	2022	2021		97	41,012	
5	0166	CONC,PAVMT	0	100	0	0	836.00	UT	3.00	3.00	100	2022	2021		100	2,508	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 48,695

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	2.00	AC		1.00	1.00	0.75	13,000.00	9,750.00	19,500							

REVIEW DATE 02/23/2023 BY KS Total Acres: 2.00 Total Land Value: 19,500 Market: 0 Agricultural: 0 Common: 19,500 PRINTED 02/14/2024 BY SYS