

VALUATION BY

Tax Group: 3	STANDARD
BUILDING MARKET VALUE	0
TOTAL MARKET VALUE	11,000
TOTAL LAND VALUE - MARKET	1,967,940
TOTAL MARKET VALUE	39,800
SCH/AGI Deduction	2,961
ASSESSED VALUE	36,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,839
TOTAL JUST VALUE	1,979,940
INCOM VALUE	0
PREVIOUS YEAR MKT VALUE	1,978,940

SALE: 2:1: ESTATE BY THE ENTIRETIES
 SALE: 1:1: FAMILY PASSING PROP BACK & FORTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26737	M H	509	02/11/2008
9731	M H	125	05/19/1995

SALES DATA

OFF RECORD	DATE	TYPE	Q	V	RSN	SALE PRICE
1261/2640	8/06/2013	IE	U	V	30	100
GRANTOR: L J COBB & MAURICINE W						
GRANTEE: L J COBB III						
1261/2635	8/06/2013	TR	U	V	30	100
GRANTOR: L J COBB JR TRUSTEE						
GRANTEE: L J COBB JR						

MARKET ADJUSTMENTS

TYPE	INDL	SFT AREA	TOT ADJ PTS	EFF. BASE RATE	NET COST NEW	AVG	EVB	EGON	FACT	NOBS	% COND

MARKET ADJUSTMENTS

AREA	TOTAL GROSS AREA	PCT BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
NEIGHBORHOOD	34517.00	1.00/			02
MAP NUM	6200 PASTURE CLS33				
DOR CODE					

EXTRA FEATURES

L. CODE	DESCRIPTION	ADJ CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	ORIG MKT VALUE	NOTES
1 0030	BARN/MT	0	0	30	1.00	UT 0.00	0.00	0.00	100	0	1997	3	100	400	
2 0070	CARPORT UF	0	0	0	1.00	UT 0.00	0.00	0.00	100	1997	3	100	100		
3 0030	BARN/MT	0	0	0	1.00	UT 0.00	0.00	0.00	100	1997	3	100	500		
4 9947	Septic	0	0	0	1.00	UT 3,000.00	3,000.00	3,000.00	100			3	100	3,000	
5 9945	Well/Sept	0	0	0	1.00	UT 7,000.00	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

180 SE HORACE WITT WAY, LAKE CITY

BLDG DATE: 05/20/2024
 LGL DATE: 05/20/2024
 AG DATE: 05/20/2024

BUILDING DIMENSIONS

YEAR	DEBRTH	DECT	FRZ	YR	CONSTRY

TOTALS

L. CODE	DESCRIPTION	ADJ CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	ORIG MKT VALUE	NOTES
1 0030	BARN/MT	0	0	30	1.00	UT 0.00	0.00	0.00	100	0	1997	3	100	400	
2 0070	CARPORT UF	0	0	0	1.00	UT 0.00	0.00	0.00	100	1997	3	100	100		
3 0030	BARN/MT	0	0	0	1.00	UT 0.00	0.00	0.00	100	1997	3	100	500		
4 9947	Septic	0	0	0	1.00	UT 3,000.00	3,000.00	3,000.00	100			3	100	3,000	
5 9945	Well/Sept	0	0	0	1.00	UT 7,000.00	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

L. CODE	USE	CLAS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LAND UTR	UNIT TYPE	D	DEPTN	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DEBRTH	DECT	FRZ	YR	CONSTRY
1 6200	A		PASTURE 3	0			A-1	0.00	0.00	97.66 AC	AC	1.00	1.00	1.00	1.00	280.00	280.00	27,345							
2 5997	A		RIVERS/BAYS/	0			A-1	0.00	0.00	2.00 AC	AC	1.00	1.00	1.00	1.00	25.00	25.00	50							
3 5600	A		TIMBER 3	0			A-1	0.00	0.00	5.00 AC	AC	1.00	1.00	1.00	1.00	281.00	281.00	1,405							
4 9910	M		MKT. VAL. AG	0				0.00	0.00	68.66 AC	AC	1.00	1.00	1.00	1.00	9,000.00	9,000.00	617,940							
5 9910	M		MKT. VAL. AG	0				0.00	0.00	36.00 AC	AC	1.00	1.00	0.50	0.50	75,000.00	37,500.00	1,350,000							

TOTALS

180 SE HORACE WITT WAY, LAKE CITY

BLDG DATE: 05/20/2024
 LGL DATE: 05/20/2024
 AG DATE: 05/20/2024

TOTALS

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DEBRTH	DECT	FRZ	YR	CONSTRY
11,000							

TOTALS

REVIEW DATE	BY	BC	Total Acres	Total Land Value	Market	Agricultural	Common
09/20/2017			104.66	28,800	1,967,940	28,800	0

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2026

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