NE DIV: LOT 15 BLOCK 5 WASHINGTO

ORB 625-105, 686-841, 837-1876,

COOK DIANE T
651 NE FAIRVIEW ST
LAKE CITY, FL 32055

2026

00-00-00-10804-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

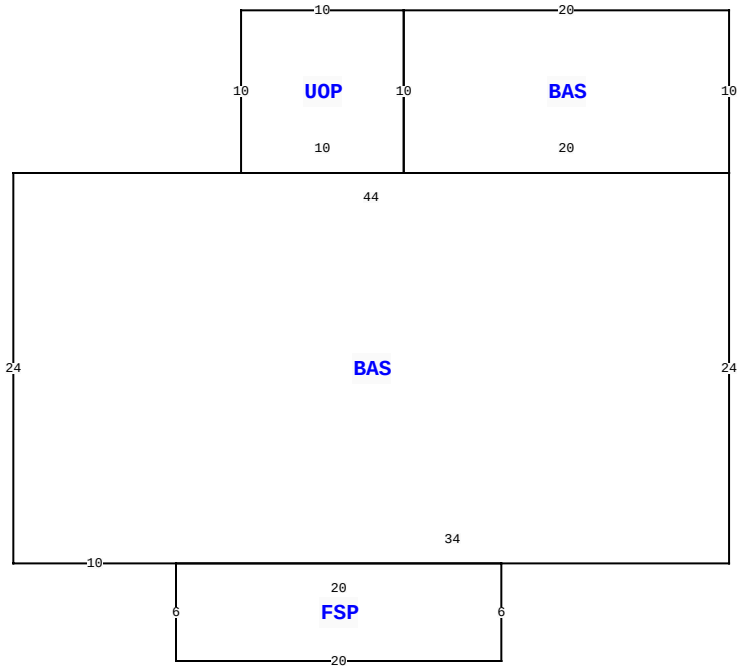
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	9,948
BAS	1,056	100		1,056	52,528
FSP	120	40		48	2,388
UOP	100	20		20	995
TOTALS	1,476			1,324	65,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,324	80.7500	90.44	119,743	1987	1987	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2008 Heated Area: 1256 HX Base Yr 2008



651 NE FAIRVIEW ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		65,859
TOTAL MARKET OB/XF VALUE		6,800
TOTAL LAND VALUE - MARKET		1,917
TOTAL MARKET VALUE		74,576
SOH/AGL Deduction		23,160
ASSESSED VALUE		51,416
TOTAL EXEMPTION VALUE	HX HB	26,416
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		74,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,576

SALE:2:1: WAS IN BOTH NAMES-HELEN SELLING OFF HER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/1449	3/27/2002	WD	Q	I	01	100
GRANTOR: FREDERESSA COOK						
GRANTEE: DIANE T COOK						
0847/2313	9/30/1997	WD	Q	I		0
GRANTOR: DAINE T COOK						
GRANTEE: FREDRESSA COOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E10 FSP= S6 E20N6 W20$ E34 N24$ BAS= N10 W20
UOP= W10 S10 E10 N10$ S10 E20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0030	BARN,MT	0	100	20	20	400.00	UT	10.00	10.00	100	1993	1993	3	100	4,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,800

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			0.00	0.00	7,668.00	SF		1.00	1.00	1.00	0.25	0.25	1,917							

REVIEW DATE 10/22/2015 BY DF Total Acres: 0.18 Total Land Value: 1,917 Market: 0 Agricultural: 0 Common: 1,917 PRINTED 10/10/2025 BY SYS