LOT 11 FALLING CREEK FARMS S/D U
COMM SW COR OF NE1/4 OF SE1/4, R
50.01 FT, N 990.82 FT, E 874.53

COOK ROBERT L ESTATE/COOK LORNE DEE
1012 NW MERSHON ST
LAKE CITY, FL 32055-9234

2026

05-3S-17-04851-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

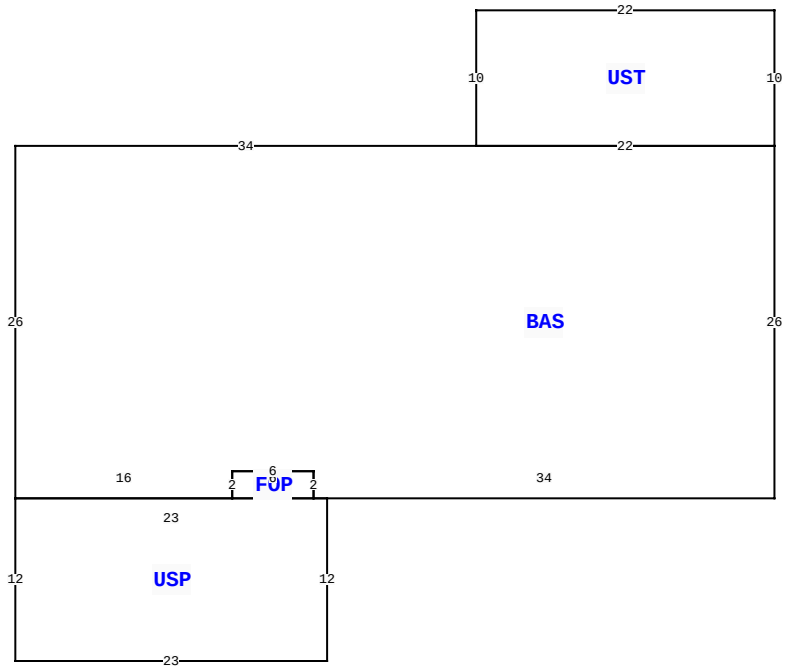
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100		1,444	20,343
FOP	12	30		4	56
USP	276	35		97	1,367
UST	220	45		99	1,395
TOTALS	1,952			1,644	23,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0300	01	1,644	57.7368	70.44	115,803	1976	1976	0	0	50	40.00	20.00

1 SFR PILING 0% - 0 Heated Area: 1444 HX Base Yr



704 NE CHESHIRE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,161
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	21,125
TOTAL MARKET VALUE	45,486
SOH/AGL Deduction	1,887
ASSESSED VALUE	43,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,599
TOTAL JUST VALUE	45,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/2319	9/25/2015	QC	U	I	11	100

GRANTOR: LOUETTA COOK

GRANTEE: LORNE DEE COOK & ET

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S26 USP= S12 E23 N12 W23$ E16 FOP= E6N2 W6 S2$ N2 E6 S2 E34 N26 UST= N10 W22 S10 E22$ W22$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.65	6,500.00	4,225.00	21,125							

REVIEW DATE 08/10/2015 BY DF Total Acres: 5.00 Total Land Value: 21,125 Market: 0 Agricultural: 0 Common: 21,125 PRINTED 11/19/2025 BY SYS