LOT 61 BLK A WOODCREST S/D.

823-2412, 860-2086, WD 1127-22,

COOK SHARON
165 SW NIFTY WAY
LAKE CITY, FL 32024

2026

11-4S-16-02905-161

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

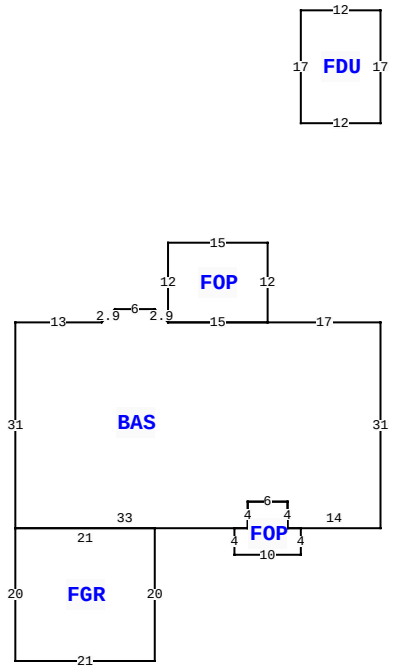
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100		1,697	161,320
FDU	204	60		122	11,598
FGR	420	55		231	21,960
FOP	64	30		19	1,806
FOP	180	30		54	5,133
TOTALS	2,565			2,123	201,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	119.5425	133.89	284,248	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2014 Heated Area: 1697 HX Base Yr 2014



165 SW NIFTY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		201,816
TOTAL MARKET OB/XF VALUE		7,718
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		244,534
SOH/AGL Deduction		87,390
ASSESSED VALUE		157,144
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		56,422
TOTAL JUST VALUE		244,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053451	Generator		06/25/2025
11150	SFR	280	05/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1254/0792	4/26/2013	WD	U	I	18	134,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SHARON COOK (SINGLE						
1244/1028	10/24/2012	CT	U	I	18	0
GRANTOR: CLERK OF COURT (KEVIN						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N12 W15 S12 E15$ W15 U2 L2 W6 L2 D2 W13 S31 FGR= S20 E21 N20 W21$E33 FOP= S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E14 N31$ PTR= N30 FDU= N17 W12 S17 E12$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,287.00	UT	2.50	2.50	100	1996	1996	3	100	3,218	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 7,718

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/10/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS