

LOT 5 SADDLE RIDGE S/D.
696-321, 794-900, 849-900, WD 13

COKKINOS WILLIAM DANIEL/COKKINOS ALLISON IRENE
5539 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

21-4S-16-03084-005



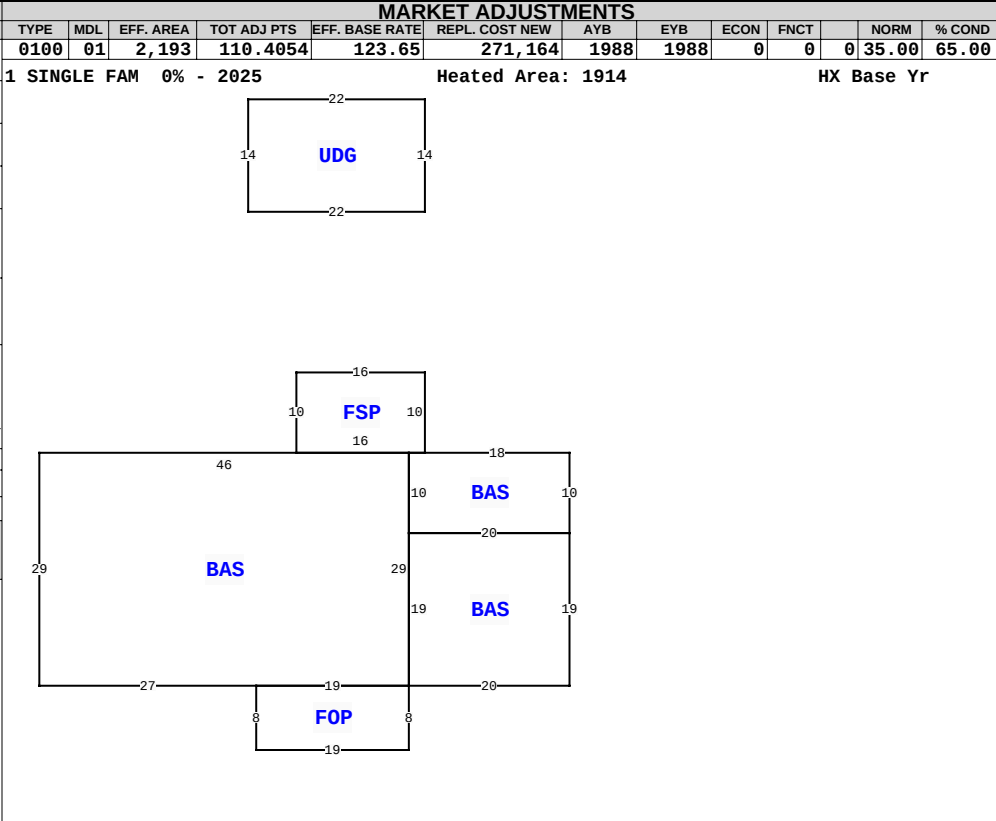
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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		06 06			
DOR CODE		0100SINGLE FAMILY			
MAP NUM				MKT AREA	06
NEIGHBORHOOD/LOC		21416.020		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	16,075
BAS	380	100		380	30,542
BAS	1,334	100		1,334	107,217
FOP	152	30		46	3,697
FSP	160	40		64	5,144
UDG	308	55		169	13,583

TOTALS	2,534			2,193	176,257
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	0	0	0	200.00	UT	4.50	4.50	
3	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT	



5539 SW STATE ROAD 247 , LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	176,257		
TOTAL MARKET OB/XF VALUE	6,034		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	217,291		
SOH/AGL Deduction	0		
ASSESSED VALUE	217,291		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	217,291		
TOTAL JUST VALUE	217,291		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	217,291		

SALE:2:1: LOT 5 SADDLE RIDGE			
SALE:1:1: LOT 5 SADDLE RIDGE S/D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054079	Roof Replacement	15,000	09/17/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1550/1813	9/30/2025	WD	Q	I	01	269,000	
GRANTOR: FLORES STEVEN							
GRANTEE: COKKINOS WILLIAM DA							
1372/0239	11/01/2018	WD	Q	I	01	155,000	
GRANTOR: RICHARD A & JANA A FO							
GRANTEE: STEVEN & CHELSEA L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP= N10 W16 S10 E16\$ BAS= W2 BAS= W46 S29 E27 FOP= S8 E19 N8 W19\$ E19 BAS= E20 N19 W20 S19\$ N29\$ S10 E20 N10 W18\$PTR=N30 UDG= N14 W22 S14 E22\$S30\$.											