LOT 18 & N1/2 LOT 17, BLOCK 10 C
ESTATES S/D.

KOKERNAK SEAN M
176 SE DEKLE WAY
LAKE CITY, FL 32025

2026

34-3S-17-07072-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	05	05

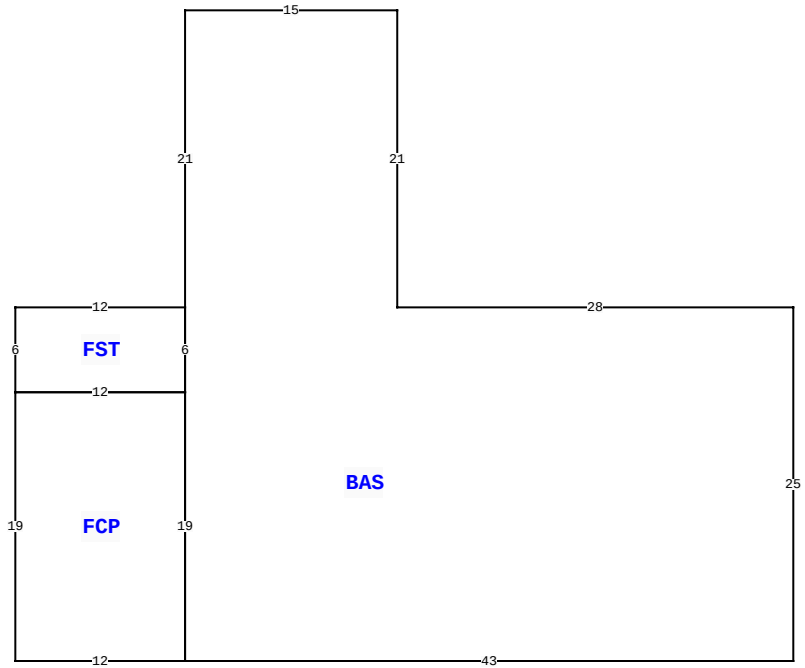
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,390	100		1,390	114,436
FCP	228	25		57	4,693
FST	72	55		40	3,293
TOTALS	1,690			1,487	122,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	106.9200	119.75	178,068	1963	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2023 Heated Area: 1390 HX Base Yr 2023



176 SE DEKLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		122,422
TOTAL MARKET OB/XF VALUE		950
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		141,872
SOH/AGL Deduction		0
ASSESSED VALUE		141,872
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		86,150
TOTAL JUST VALUE		141,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047669	Remodel	7,832	07/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/870	7/21/2021	WD	Q	I	01	119,900
GRANTOR: PERRY WILLIAM G						
GRANTEE: KOKERNAK SEAN M						
1295/1097	5/15/2015	WD	U	I	18	43,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WILLIAM G & KAREN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N21 W15 S21 FST= W12 S6 E12 N6$ S6 FCP= W12 S19 E12 N19$ S19 E43 N25$.

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	150	
2	0296	SHED METAL	0	100	10	34	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 950

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		RSF-2	75.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/20/2023 BY HC Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS