LOT 2 COOK ESTATES (DIVISION OF
COMM NE COR OF NE1/4 OF NW1/4, W
POB, S 1290.95 FT, W 344.46 FT,

HOPE DAVID F/HOPE LORETTA L
940 SW COOK ST
FORT WHITE, FL 32038

2026

35-6S-16-04068-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

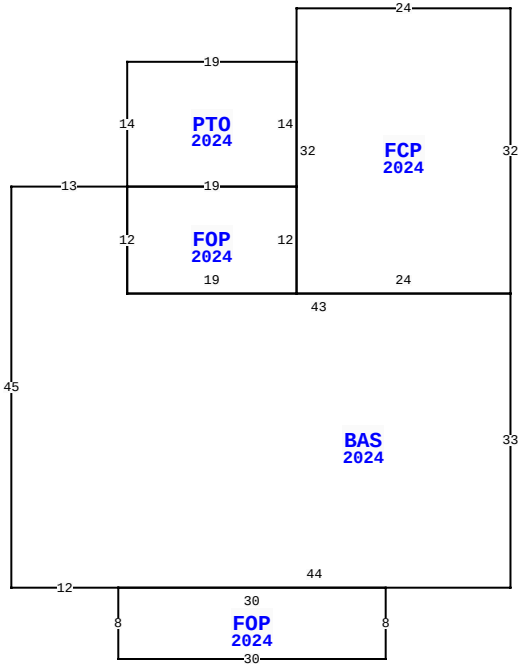
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.03	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2024	2,004	274,379
FCP	768	25	2024	192	26,288
FOP	228	30	2024	68	9,310
FOP	240	30	2024	72	9,858
PTO	266	5	2024	13	1,780
TOTALS	3,506			2,349	321,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	124.7400	139.71	328,179	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2004 HX Base Yr 2024



940 SW COOK ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		321,615
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		381,615
SOH/AGL Deduction		63,832
ASSESSED VALUE		317,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,061
TOTAL JUST VALUE		381,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045758	New Residential C	231,000	10/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/344	8/09/2022	WD	U	V	34	90,000
GRANTOR: COLUMBIA LAND MAINTEN						
GRANTEE: KEITH ELIZABETH A						
1473/347	8/05/2022	WD	Q	V	01	90,000
GRANTOR: KEITH ELIZABETH A						
GRANTEE: HOPE DAVID F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-65,8] W13 S45 E12 E44 N33 W43 N12 $
FCP=[YR=2024;ORIG=-46,-12] E24 S32 W24 N32 $
PTO=[YR=2024;ORIG=-65,-6] E19 S14 W19 N14 $
FOP=[YR=2024;ORIG=-66,53] E30 S8 W30 N8 $
FOP=[YR=2024;ORIG=-65,8] E19 S12 W19 N12 $
.

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	2,500.00	2,500.00	100	2024	2023		100	2,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	55,000.00	55,000.00	55,000							

REVIEW DATE 11/20/2023 BY KS Total Acres: 10.37 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/13/2025 BY SYS