S DIV: LOT 16 BLOCK A MELTONS S/
446-443, WD 1307-1210, DC 1327-1

KOKERNAK SEAN
176 SE DEKLE WAY
LAKE CITY, FL 32025

2027

00-00-00-13940-000

BUILDING CHARACTERISTICS

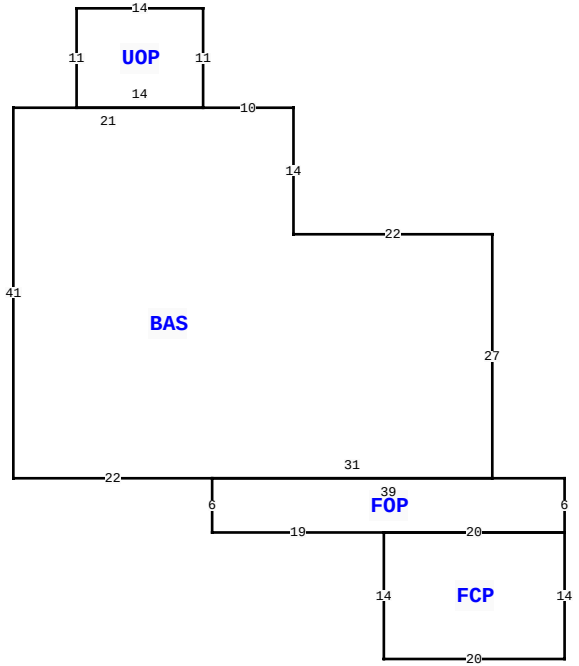
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,865	100		1,865	160,659
FCP	280	25		70	6,030
FOP	234	30		70	6,030
UOP	154	20		31	2,670
TOTALS	2,533			2,036	175,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	120.4830	132.53	269,831	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1865 HX Base Yr 2017



432 SW THERESA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	10	10	100.00	UT	3.50	3.50	100	1993	1993	3	100	350	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,390
TOTAL MARKET OB/XF VALUE		1,650
TOTAL LAND VALUE - MARKET		10,620
TOTAL MARKET VALUE		187,660
SOH/AGL Deduction		83,582
ASSESSED VALUE		104,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,667
TOTAL JUST VALUE		187,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0882			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2267	1/20/2026	WD	Q	I	01	240,000
GRANTOR: MORRIS DANIEL E						
GRANTEE: KOKERNAK SEAN						
1327/1756	12/19/2016	WD	Q	I	01	98,000
GRANTOR: LINDA F HUNTER BUTLER						
GRANTEE: DANIEL E & EMILY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N14 W10 UOP= N11 W14 S11 E14$ W21 S41 E22 FOP= S6 E19 FCP= S14 E20 N14W20$ E20 N6 W39$ E 31 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,650

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	0.00	0.00	8,496.00	SF		1.00	1.00	1.00	1.25	1.25	10,620							

REVIEW DATE 04/15/2026 BY TP Total Acres: 0.20 Total Land Value: 10,620 Market: 0 Agricultural: 0 Common: 10,620 PRINTED 11/17/2026 BY SYS