COMM SW COR OF NW1/4 OF NW1/4, R
TO E R/W OF US-41, RUN NE 9 DG 7
POB, CONT NE 100 FT, E 162.56 FT

COOK'S HEAT & AIR CONDITIONING
1955 SW MAIN BLVD
LAKE CITY, FL 32025

**2027**

**08-4S-17-08184-005**

## BUILDING CHARACTERISTICS

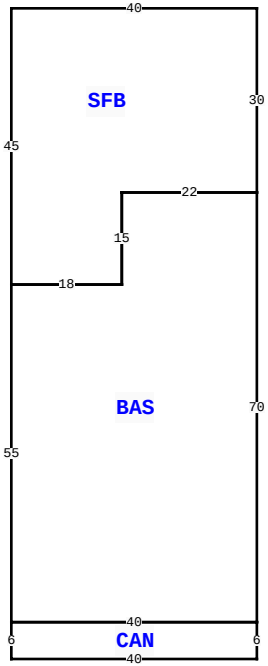
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 5 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 6 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 8417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,530 | 100 | | 2,530 | 93,366 |
| CAN | 240 | 30 | | 72 | 2,657 |
| SFB | 1,470 | 80 | | 1,176 | 43,399 |
| TOTALS | 4,240 | | | 3,778 | 139,422 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 3,778 | 86.0668 | 55.08 | 208,092 | 1979 | 2000 | 0 | 0 | 0 | 33.00 | 67.00 |

1 STORE RETL 0% - 0 Heated Area: 4000 HX Base Yr




1955 SW MAIN BLVD, 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0130 | CLFENCE 5 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |
| 3 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 250.00 | UT | 8.50 | 8.50 | 100 | 0 | 0 | 3 | 100 | 2,125 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 139,422 |
| TOTAL MARKET OB/XF VALUE | 4,225 |
| TOTAL LAND VALUE - MARKET | 46,640 |
| TOTAL MARKET VALUE | 190,287 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 190,287 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 190,287 |
| TOTAL JUST VALUE | 190,287 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 190,287 |

SALE:2:2: A 1/2 INT EACH.

SALE:2:1: RUSSELL DEPRATTER & MATTHEW B KARLTON HA

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16-0984 | MAINT/ALTR | 0 | 10/12/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1056/0876 | 8/25/2005 | WD | Q | I | | 230,000 |
| GRANTOR: RUSSELL S DEPRATTER | | | | | | |
| GRANTEE: COOKS HEAT & AIR CO | | | | | | |
| 1041/2832 | 3/11/2005 | WD | Q | I | 01 | 100 |
| GRANTOR: RUSSELL S DEPRATTER & | | | | | | |
| GRANTEE: RUSSELL S DEPRATTER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB= N30 W40 S45 BAS= S55 CAN= S6 E40 N6 W40$ E40 N70 W22 S15 W18$ E18 N15 E22$.

## LAND DESCRIPTION

TOTAL OB/XF 4,225

| 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 | 1100 | C | STORE 1FLR | 0 | | | 100.00 | 172.00 | 16,960.00 | SF | | 1.00 | 1.00 | 1.00 | 2.75 | 2.75 | 46,640 | | | | | | | |

REVIEW DATE 12/03/2021 BY ME Total Acres: 0.39 Total Land Value: 46,640 Market: 0 Agricultural: 0 Common: 46,640 PRINTED 11/16/2026 BY SYS