

LOT 61 BLK A WOODCREST S/D.
823-2412, 860-2086, WD 1127-22,

COOK SHARON
165 SW NIFTY WAY
LAKE CITY, FL 32024

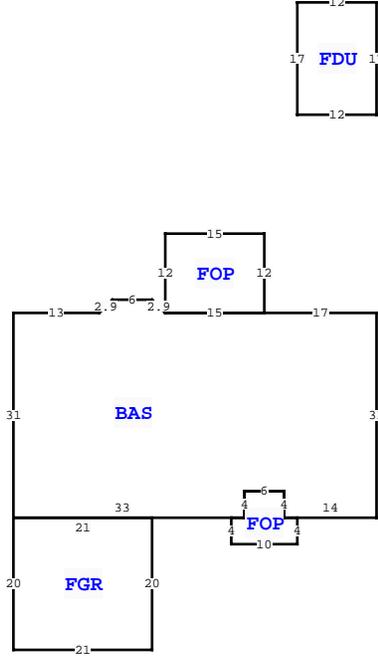
2026

11-4S-16-02905-161
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,123	119.5425	136.28	289,322	1996	1996	0	0	29.00	71.00

1 SINGLE FAM 100% - 2014 Heated Area: 1697 HX Base Yr 2014



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	11416.050 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100		1,697	164,200
FDU	204	60		122	11,804
FGR	420	55		231	22,352
FOP	64	30		19	1,838
FOP	180	30		54	5,225
TOTALS	2,565			2,123	205,419

EXTRA FEATURES																
L N	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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1996	1996	3	100	2,000
2	0166	CONC,PAVMT	0	100	0	0		1,287.00	UT 2.50	2.50	100	1996	1996	3	100	3,218
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3	100	2,500
4	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2026	2025		95	5,700

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			205,419
TOTAL MARKET OB/XF VALUE			13,418
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			253,837
SOH/AGL Deduction			91,451
ASSESSED VALUE			162,386
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			60,975
TOTAL JUST VALUE			253,837
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053451	Generator		06/25/2025
11150	SFR	280	05/14/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/0792	4/26/2013	WD	U	I	18	134,500

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: SHARON COOK (SINGLE
1244/1028 10/24/2012 CT U I 18 0
GRANTOR: CLERK OF COURT (KEVIN
GRANTEE: FEDERAL NATIONAL MO

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 FOP= N12 W15 S12 E15\$ W15 U2 L2 W6 L2 D2 W13 S31 FGR= S20 E21 N20 W21\$E33 FOP= S4 E10 N4 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E14 N31\$ PTR= N30 FDU= N17 W12 S17 E12\$ S30\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	35,000.00	35,000.00	35,000							