LOT 21 CREEKSIDE S/D.
WD 1033-2625/2627, WD 1088-2547, WD 1358-714,

MCCOOK DARREN B/MCCOOK LATOVA E
140 SW PETER COYLE CT
LAKE CITY, FL 32025

2027

12-4S-16-02939-121

BUILDING CHARACTERISTICS

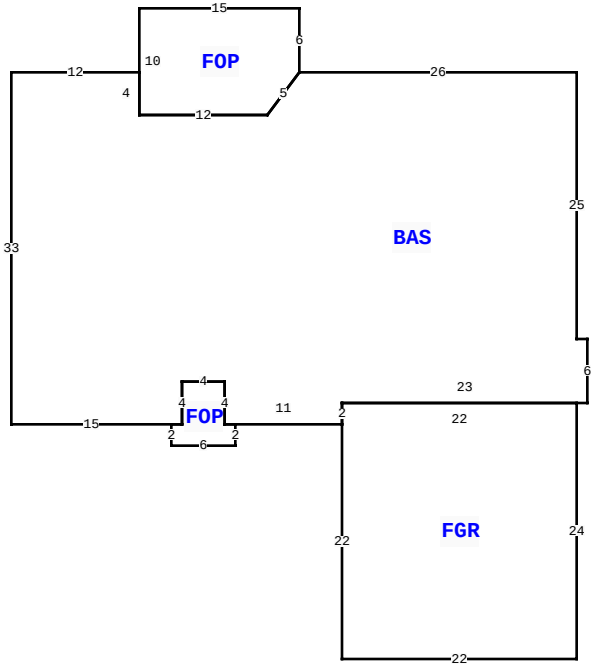
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,641	100		1,641	182,893
FGR	528	55		290	32,321
FOP	28	30		8	892
FOP	144	30		43	4,792
TOTALS	2,341			1,982	220,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	119.1960	131.12	259,880	2004	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2019 Heated Area: 1641 HX Base Yr 2019



140 SW PETER COYLE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	220,898
TOTAL MARKET OB/XF VALUE	8,061
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	263,959
SOH/AGL Deduction	75,976
ASSESSED VALUE	187,983
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	136,572
TOTAL JUST VALUE	263,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050103	Roof Replacement	26,000	06/12/2024
21714	SFR	507	04/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0714	4/20/2018	WD	Q	I	01	186,500
GRANTOR: ROBERT IV & HOLLY BRE						
GRANTEE: DARREN B & LATOVA E						
1088/2547	6/28/2006	WD	Q	I		215,000
GRANTOR: DAVID WAYNE & JAMMI L						
GRANTEE: ROBERT IV & HOLLY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N6 W15 S10 E12 R3 U4 $ D4 L3 W12 N4 W12 S33 E15 FOP= S2 E6 N2 W1 N4 W4 S4 W1$ E1 N4 E4 S4 E11 FGR= S22 E22 N24 W22 S2 $ N2 E23 N6 W1 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	982.00	UT	2.00	2.00	100	2004	2004	3	100	1,964	
3	0169	FENCE/WOOD	0	100	0	0	209.00	UT	13.50	13.50	80	2009	2009	3	80	2,257	
4	0296	SHED METAL	0	100	12	20	240.00	UT	11.00	11.00	100	2009	2009	3	100	2,640	

LAND DESCRIPTION

TOTAL OB/XF 8,061

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/28/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS