LOT 5 SADDLE RIDGE S/D.

696-321, 794-900, 849-900, WD 13

COKKINOS WILLIAM DANIEL/COKKINOS ALLISON IRENE
5539 SW STATE ROAD 247
LAKE CITY, FL 32024

2027

21-4S-16-03084-005

BUILDING CHARACTERISTICS

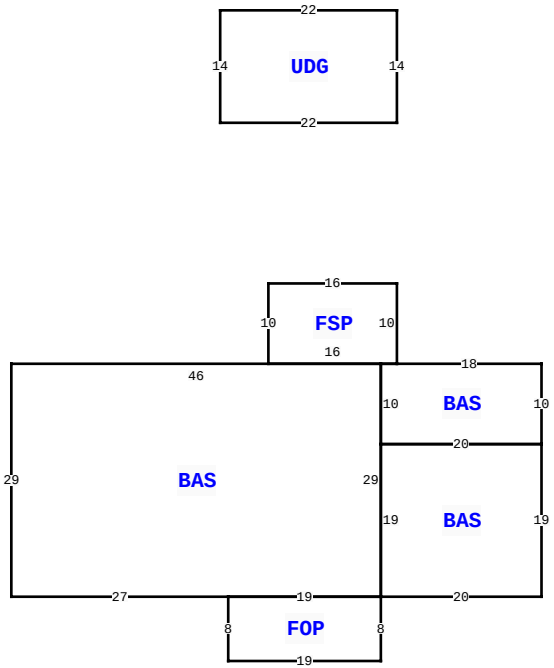
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		21416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	15,789
BAS	380	100		380	29,998
BAS	1,334	100		1,334	105,309
FOP	152	30		46	3,632
FSP	160	40		64	5,052
UDG	308	55		169	13,341
TOTALS	2,534			2,193	173,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	110.4054	121.45	266,340	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1914 HX Base Yr



5539 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,154	
2	0120	CLFENCE 4	0	0	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
3	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	100	1993	1993	3	100	480	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	173,121
TOTAL MARKET OB/XF VALUE	6,034
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	214,155
SOH/AGL Deduction	0
ASSESSED VALUE	214,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,155
TOTAL JUST VALUE	214,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,291

SALE:2:1: LOT 5 SADDLE RIDGE

SALE:1:1: LOT 5 SADDLE RIDGE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054079	Roof Replacement	15,000	09/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1813	9/30/2025	WD	Q	I	01	269,000
GRANTOR: FLORES STEVEN						
GRANTEE: COKKINOS WILLIAM DA						
1372/0239	11/01/2018	WD	Q	I	01	155,000
GRANTOR: RICHARD A & JANA A FO						
GRANTEE: STEVEN & CHELSEA L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W16 S10 E16$ BAS= W2 BAS= W46 S29 E27 FOP= S8 E19 N8 W19$ E19 BAS= E20 N19 W20 S19$ N29$ S10 E20 N10 W18$PTR=N30 UDG= N14 W22 S14 E22$S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,034

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/08/2025 BY TP Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS