NE1/4.

851-093, 980-2276, WD 1011-1980,

COOK DONALD W JR
435 SW COOK WAY
LAKE CITY, FL 32025

2027

23-7S-16-04297-000

BUILDING CHARACTERISTICS

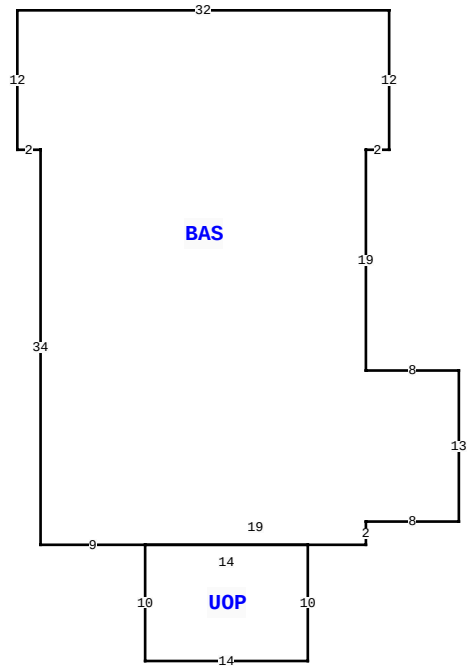
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	78,437
UOP	140	20		28	1,525
TOTALS	1,580			1,468	79,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,468	76.1805	83.80	123,018	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1440 HX Base Yr



435 SW DON COOK WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	01/12/2023 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	79,962
TOTAL MARKET OB/XF VALUE	10,450
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	166,168
SOH/AGL Deduction	0
ASSESSED VALUE	166,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,168
TOTAL JUST VALUE	890,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0672	1/14/2019	WD	U	I	30	100

GRANTOR: DONALD W COOK SR TRUS

GRANTEE: DONALD W COOK JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S12 E2 S34 E9 UOP= S10 E14 N10 W14$ E19 N2 E8 N13W8 N19 E2 N12$.

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	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	150	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,450

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.50	AC		1.00	1.00	1.00	445.00	445.00	6,898							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	143.50	AC		1.00	1.00	1.00	445.00	445.00	63,858							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	795,000							

REVIEW DATE 07/09/2015 BY DF Total Acres: 160.00 Total Land Value: 75,756 Market: 795,000 Agricultural: 70,756 Common: 5,000 PRINTED 11/17/2026 BY SYS