LOT 2 ICHETUCKNEE HIGHLANDS.
934-2509, 951-386, WD 1038-

LITTMAN ALEXANDER S/LITTMAN KATHERINE E
401 SW COOK ST
FORT WHITE, FL 32038

2027

26-6S-16-03944-102

BUILDING CHARACTERISTICS

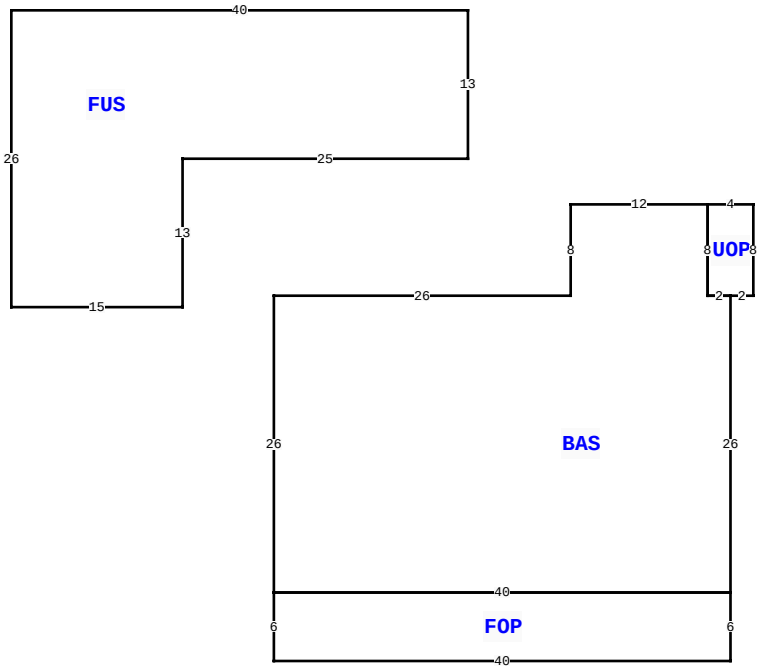
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100		1,136	154,073
FOP	240	30		72	9,765
FUS	715	100		715	96,974
UOP	32	20		6	813
TOTALS	2,123			1,929	261,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,929	150.3637	165.40	319,057	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2020 Heated Area: 1851 HX Base Yr 2020



401 SW COOK ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0210	GARAGE U	0	100	20	30	600.00	UT	18.00	18.00	100	2007	2007	3	100	10,800	
4	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2020	2020	3	91	24,970	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,627
TOTAL MARKET OB/XF VALUE		38,170
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		354,797
SOH/AGL Deduction		88,127
ASSESSED VALUE		266,670
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,259
TOTAL JUST VALUE		354,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053625	Generator		07/19/2025
39709	POOL	0	05/01/2020
23575	SFR	510	09/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1393/1889	8/30/2019	WD	Q	I	01	278,900
GRANTOR: CHARLES J JR & ANDREA						
GRANTEE: ALEXANDER S & KATHE						
1307/1356	1/08/2016	TR	Q	I	01	213,000
GRANTOR: DONNA ASKEW TRUSTEE O						
GRANTEE: CHARLES J JR & ANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S8 W26 S26 E40 N26 W2 N8 $
FUS=[ORIG=-21,-4] N13 W40 S26 E15 N13 E25 $
FOP=[ORIG=-38,34] S6 E40 N6 W40 $
UOP=[ORIG=2,8] E2 N8 W4 S8 E2 $
.

LAND DESCRIPTION

TOTAL OB/XF 38,170

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/03/2026 BY AJ Total Acres: 4.29 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS