

BEG SW COR OF NE1/4 OF NE1/4, RU  
 FT, E 633.91 FT, S 262.87 FT, S  
 FT TO S LINE OF NE1/4 OF NE1/4 R

COOK LORNE D  
 1012 NW MERSHON ST  
 LAKE CITY, FL 32055

2026

30-2S-17-04797-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																		
																						STANDARD																		
VALUATION BY																					Tax Group: 3					Tax Dist:														
BUILDING MARKET VALUE																					0																			
TOTAL MARKET OB/XF VALUE																					0																			
TOTAL LAND VALUE - MARKET																					76,800																			
TOTAL MARKET VALUE																					76,800																			
SOH/AGL Deduction																					34,634																			
ASSESSED VALUE																					42,166																			
TOTAL EXEMPTION VALUE																					0																			
BASE TAXABLE VALUE																					42,166																			
TOTAL JUST VALUE																					76,800																			
NCON VALUE																					0																			
INCOME VALUE																																								
PREVIOUS YEAR MKT VALUE																					62,400																			
PERMIT NUM																					DESCRIPTION					AMT					ISSUED									
SALES DATA																																								
OFF RECORD Number					DATE					TYPE INST		Q / V		I / V		RSN CD		SALE PRICE																						
1305/1236					5/13/2015					WD U		V		37		19,500																								
GRANTOR: MAIN BLVD RENTAL, LLC																																								
GRANTEE: LORNE D COOK																																								
1261/0946					9/13/2013					WD U		V		11		100																								
GRANTOR: THOMAS H EAGLE																																								
GRANTEE: MAIN BLVD RENTAL LL																																								
BUILDING NOTES																																								
BUILDING DIMENSIONS																																								
TOTALS										BLD DATE										LGL DATE																				
EXTRA FEATURES										XF DATE										LAND DATE																				
										INC DATE										AG DATE																				
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	0000	C VAC RES	0			A-1	0.00	0.00	9.60	AC	1.00	1.00	1.00	8,000.00	8,000.00	76,800																								
LAND DESCRIPTION										TOTAL OB/XF										0																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	0000	C	VAC RES	0		A-1	0.00	0.00	9.60	AC		1.00	1.00	1.00	8,000.00	8,000.00	76,800																							
REVIEW DATE 05/12/2026 BY MLU Total Acres: 9.60 Total Land Value: 76,800 Market: 0 Agricultural: 0 Common: 76,800 PRINTED 06/26/2026 BY SYS																																								