LOT 8 SUNSET MEADOWS.

WD 1357-1110, WD 1441-2377, FJ 1

COOK DANIEL T SR
138 NW GERANIUM CT
LAKE CITY, FL 32055

2027

30-3S-17-05842-108

BUILDING CHARACTERISTICS

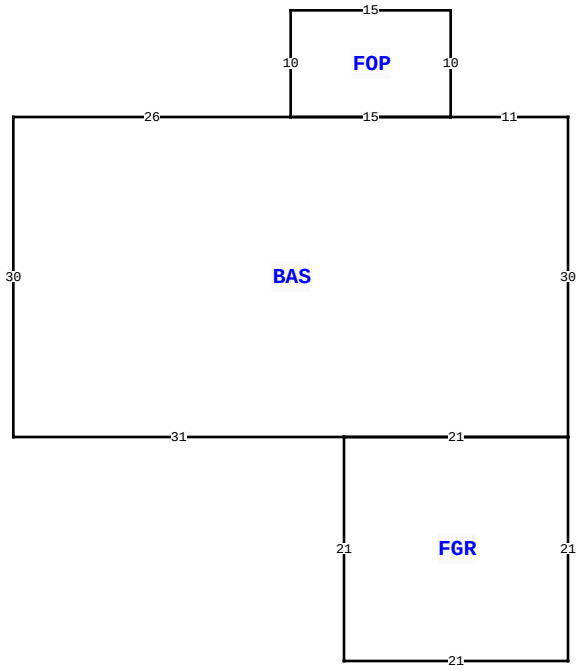
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	187,230
FGR	441	55		243	29,165
FOP	150	30		45	5,401
TOTALS	2,151			1,848	221,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	113.6520	125.02	231,037	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2027 Heated Area: 1560 HX Base Yr 2027



138 NW GERANIUM CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	221,796
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	246,396
SOH/AGL Deduction	29,050
ASSESSED VALUE	217,346
TOTAL EXEMPTION VALUE	HX HB 13 217,346
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	246,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38812	SFR	0	10/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1726	3/06/2026	WD	Q	I	01	289,000
GRANTOR: GONZALEZ JUSTIN E						
GRANTEE: COOK DANIEL T SR						
1441/2377	7/06/2021	WD	Q	I	01	264,900
GRANTOR: NORTH FLORIDA LAND						
GRANTEE: GONZALEZ JUSTIN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-30,-20] S30 E31 E21 N30 W11 W15 W26 $
FGR=[ORIG=1,10] S21 E21 N21 W21 $
FOP=[ORIG=-4,-30] S10 E15 N10 W15 $
.

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	700.00	UT	3.00	3.00	100	2022	2021		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/26/2026 BY TP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS