

LOT 2 COOK ESTATES (DIVISION OF  
 COMM NE COR OF NE1/4 OF NW1/4, W  
 POB, S 1290.95 FT, W 344.46 FT,

HOPE DAVID F/HOPE LORETTA L  
 940 SW COOK ST  
 FORT WHITE, FL 32038

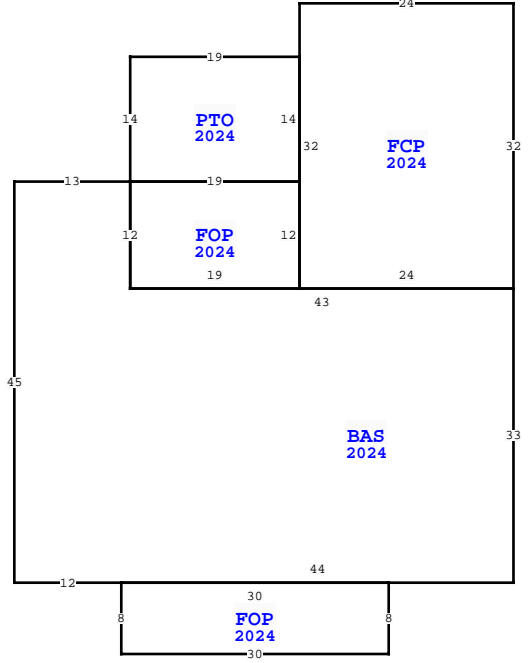
2026

35-6S-16-04068-102



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
15	HARDTILE 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2.5	100				
01	NONE 100				
1.	1.100				
0	100				
03	100				
01	01.100				
06	06				
0100	SINGLE FAMILY				
	MKT AREA		02		
35616.03	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2024	2,004	274,379
FCP	768	25	2024	192	26,288
FOP	228	30	2024	68	9,310
FOP	240	30	2024	72	9,858
PTO	266	5	2024	13	1,780
TOTALS	3,506			2,349	321,615

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,349	124.7400	139.71	328,179	2023	2023	0	0	2.00	98.00	
1 SINGLE FAM 100% - 2024 Heated Area: 2004 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			321,615
TOTAL MARKET OB/XF VALUE			5,000
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			381,615
SOH/AGL Deduction			64,758
ASSESSED VALUE			316,857
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			265,446
TOTAL JUST VALUE			381,615
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			384,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045758	New Residential C	231,000	10/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/344	8/09/2022	WD	U	V	34	90,000
GRANTOR: COLUMBIA LAND MAINTEN						
GRANTEE: KEITH ELIZABETH A						
1473/347	8/05/2022	WD	Q	V	01	90,000
GRANTOR: KEITH ELIZABETH A						
GRANTEE: HOPE DAVID F						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
940 SW COOK ST, FORT WHITE								03/11/2022		MLU			

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

BUILDING NOTES												
BUILDING DIMENSIONS												

BAS=[YR=2024;ORIG=-65,8] W13 S45 E12 E44 N33 W43 N12 \$  
 FCP=[YR=2024;ORIG=-46,-12] E24 S32 W24 N32 \$  
 PTO=[YR=2024;ORIG=-65,-6] E19 S14 W19 N14 \$  
 FOP=[YR=2024;ORIG=-66,53] E30 S8 W30 N8 \$  
 FOP=[YR=2024;ORIG=-65,8] E19 S12 W19 N12 \$

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								