

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

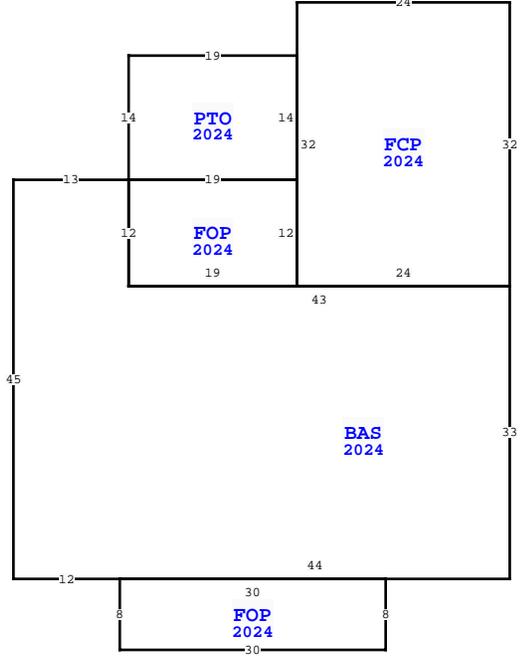
2026

35-6S-16-04068-102



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	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	
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	HX HB	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		940 SW COOK ST, FORT WHITE															
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	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			03/11/2022	MLU	

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							