(AKA PRCL "C" MELISSA'S SECRET G
AS): COMM AT THE NE COR OF THE N
FT TO POB, CONT S 646.17 FT, W 5

REICHARDT THERESA LYNN/REICHARDT TRENTON JAMES
159 SW SYDNEY NICOLE CT
LAKE CITY, FL 32024

2026

05-6S-17-09607-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

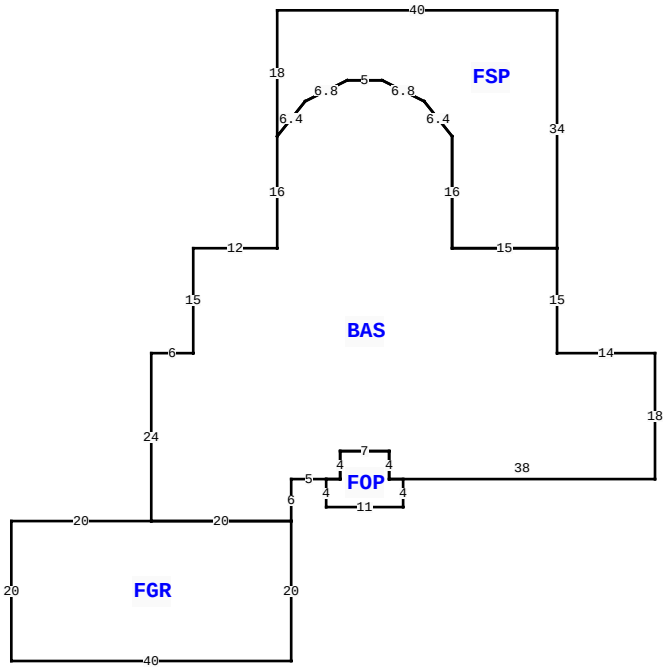
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,706	100		2,706	339,254
FGR	800	55		440	55,163
FOP	72	30		22	2,758
FSP	822	40		329	41,247
TOTALS	4,400			3,497	438,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,497	130.1643	145.78	509,793	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2025 Heated Area: 2706 HX Base Yr 2025



159 SW SYDNEY NICOLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		438,422
TOTAL MARKET OB/XF VALUE		54,983
TOTAL LAND VALUE - MARKET		97,751
TOTAL MARKET VALUE		519,636
SOH/AGL Deduction		101,596
ASSESSED VALUE		418,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		366,629
TOTAL JUST VALUE		591,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40490	POOL	0	09/03/2020
28726	SFR	1,224	07/15/2010
27773	PUMP/UTPOL	50	04/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2412	9/15/2024	WD	U	V	11	100
GRANTOR: MELISSA'S SECRET GARD						
GRANTEE: REICHARDT TRENTON J						
1498/643	8/25/2023	WD	Q	I	01	641,000
GRANTOR: HACKNEY DAVID SCOTT						
GRANTEE: REICHARDT THERESA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N15 FSP= N34 W40 S18 R4 U5 R6 U3 E5 D3 R6 D5 R4 S16 E15$ W15 N16 L4 U5 L6 U3 W5 D3 L6 D5 L4 S16 W12 S15 W6 S24 FGR= W20 S20 E40 N20 W20$ E20 N6 E5 FOP= S4 E11 N4 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E38 N18$.

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	0060	CARPORT F	0	100	25	25	625.00	UT	4.50	4.50	100	2009	2009	3	100	2,813	
2	0297	SHED CONCR	0	100	11	25	275.00	UT	16.00	16.00	100	2009	2009	3	100	4,400	
3	0166	CONC,PAVMT	0	100	0	0	1,308.00	UT	2.00	2.00	100	2011	2011	3	100	2,616	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	5,000	
6	0280	POOL R/CON	0	100	0	0	540.00	UT	70.00	70.00	100	2024	2021		93	35,154	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 54,983

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	2.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	22,500							
2	9400	C	RIGHTOFWAY	100		A-1	0.00	0.00	1.09	AC		1.00	1.00	1.00	10.00	10.00	11							
3	5500	A	TIMBER 2	0			0.00	0.00	8.36	AC		1.00	1.00	1.00	445.00	445.00	3,720							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	8.36	AC		1.00	1.00	1.00	9,000.00	9,000.00	75,240							

REVIEW DATE 10/12/2023 BY TP Total Acres: 11.95 Total Land Value: 26,231 Market: 75,240 Agricultural: 3,720 Common: 22,511 PRINTED 03/04/2026 BY SYS