E1/3 OF NE1/4 OF NW1/4 EX THE N
OF W 189 FT.

COTHRAN MARY ANN
1232 SE SYDNEY ST
LAKE CITY, FL 32024

2025

26-6S-17-09778-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

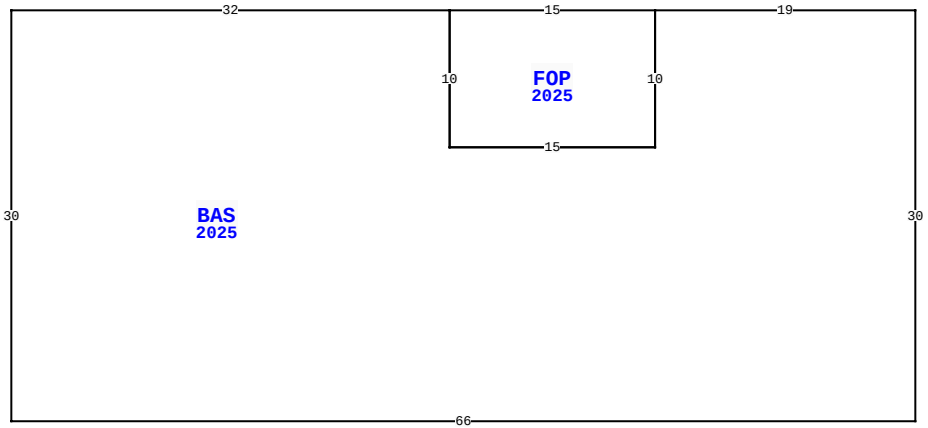
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2025	1,830	208,734
FOP	150	35	2025	52	5,931
TOTALS	1,980			1,882	214,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,882	113.0000	116.39	219,046	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 – 100% - 2025 Heated Area: 1830 HX Base Yr 2025



1232 SE SIDNEY ST, 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		214,665
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		131,490
TOTAL MARKET VALUE		245,279
SOH/AGL Deduction		112,946
ASSESSED VALUE		132,333
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		76,611
TOTAL JUST VALUE		355,055
NCON VALUE		223,365
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051382	Mobile Home		11/04/2024
000050820	Right-of-Way Acce		09/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-10] W19 S10 W15 N10 W32 S30 E66 N30 $
FOP=[YR=2025;ORIG=-44,-10] E15 S10 W15 N10 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0200	C	MBL HM	100					2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	10.61	AC		1.00	1.00	1.00	350.00	350.00	3,714							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.61	AC		1.00	1.00	1.00	9,000.00	9,000.00	113,490							

REVIEW DATE 12/16/2024 BY JB Total Acres: 12.61 Total Land Value: 21,714 Market: 113,490 Agricultural: 3,714 Common: 18,000 PRINTED 05/14/2025 BY SYS