

W1/2 OF SW1/4 OF SE1/4 AS LIES N
SIDNEY ST (OLD WIRE RD) & E 227.
993.3 FT OF SE1/4 OF SW1/4 AS LI

MEANS DAVID H/MEANS SANDRA L
235 SE SIDNEY ST
LAKE CITY, FL 32024

2026

22-6S-17-09721-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																					
Exterior Wall	05	AVERAGE 100	0100	01	1,267	98.8000	110.66	140,206	1988	1988	0	0	0	35.00	65.00	3																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0														Heated Area: 1152 HX Base Yr																			
Roof Cover	03	COMP SHNGL 100	12 48 UOP 12 48 24 48 BAS 24														VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100															Tax Group: 3										Tax Dist:									
Interior Floo	14	CARPET 90															BUILDING MARKET VALUE										91,134									
Interior Floo	08	SHT VINYL 10															TOTAL MARKET OB/XF VALUE										13,450									
Air Condition	01	NONE 100															TOTAL LAND VALUE - MARKET										158,670									
Heating Type	01	NONE 100															TOTAL MARKET VALUE										126,960									
Bedrooms		3 100															SOH/AGL Deduction										50,929									
Bathrooms		2 100															ASSESSED VALUE										76,031									
Frame	01	NONE 100															TOTAL EXEMPTION VALUE										HX HB DX 49,267									
Stories	1.	1. 100															BASE TAXABLE VALUE										26,764									
Architectual	05	CONV 100	TOTAL JUST VALUE										263,254																							
Units		0 100	NCON VALUE										0																							
Condition Adj	03	03 100	INCOME VALUE																																	
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE										263,254																							
Quality		05 05																																		
DOR CODE		5000	IMPROVED AG																																	
MAP NUM			MKT AREA		02																															
NEIGHBORHOOD/LOC		22617.00	1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,152	100		1,152	82,862																															
UOP	576	20		115	8,272																															
TOTALS		1,728		1,267	91,134																															
EXTRA FEATURES					207 SE SIDNEY ST, LAKE CITY																															
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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200																					
2	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700																					
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500																					
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50																					
5	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																					
6	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																					
7	0255	MBL HOME S	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																					
8	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																					
9	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																					
LAND DESCRIPTION																	TOTAL OB/XF 13,450																			
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	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																			
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																			
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	15.63	AC		1.00	1.00	1.00	280.00	280.00	4,376																			
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	15.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	140,670																			
REVIEW DATE 08/20/2020 BY JB Total Acres: 17.63 Total Land Value: 22,376 Market: 140,670 Agricultural: 4,376 Common: 18,000 PRINTED 11/19/2025 BY SYS																																				

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1145/1286	3/12/2008	QC	Q	V	01	100			
GRANTOR: DAVID H MEANS									
GRANTEE: DAVID HOUSTON MEANS									
0949/1092	2/11/2002	QC	Q	V	01	100			
GRANTOR: MARJORIE M & ROY BROW									
GRANTEE: JAMES WAYNE MOSELEY									
BUILDING NOTES									
BUILDING DIMENSIONS									
UOP= N12 W48 S12 E48\$ BAS= W48 S24 E48 N24\$.									