W1/2 OF NW1/4 OF NE1/4.

1130-2669, 1334-448, WD 1420-

**PONDS CHRISTOPHER JAMES/MAHONEY TABATHA LYNN**
1386 SE SIDNEY ST
LAKE CITY, FL 32024

**2026**

**26-6S-17-09777-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

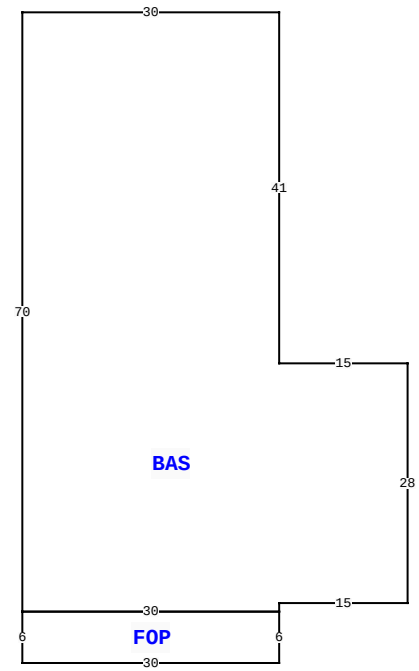
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,520 | 100 | | 2,520 | 286,434 |
| FOP | 180 | 35 | | 63 | 7,161 |
| TOTALS | 2,700 | | | 2,583 | 293,595 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0204 | 02 | 2,583 | 116.4000 | 122.22 | 315,694 | 2021 | 2021 | 0 | 0 | 0 | 7.00 | 93.00 |

1 MANUF 4 100% - 2021 Heated Area: 2520 HX Base Yr 2021




1386 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 | | 293,595 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 311,927 |
| SOH/AGL Deduction | | 99,365 |
| ASSESSED VALUE | | 212,562 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 161,840 |
| TOTAL JUST VALUE | | 420,595 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 426,909 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40325 | M H | 0 | 08/10/2020 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1420/0770 | 9/23/2020 | WD | U | V | 30 | 100 |
| GRANTOR: CHRISTOPHER PONDS | | | | | | |
| GRANTEE: CHRISTOPHER PONDS & | | | | | | |
| 1334/0448 | 4/03/2017 | TR | U | V | 30 | 100 |
| GRANTOR: ALICE P KINSEY TRUSTE | | | | | | |
| GRANTEE: CHRISTOPHER PONDS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W15 N41 W30 S70 FOP= S6 E30 N6 W30$ E30 N1 E15 N28$.

### 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 3,372 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 7.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,960 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 114,000 | | | | | | | |
| 4 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | |

REVIEW DATE 10/14/2020 BY JB Total Acres: 20.00 Total Land Value: 11,332 Market: 114,000 Agricultural: 5,332 Common: 6,000 PRINTED 11/07/2025 BY SYS