THE N 165 FT OF THE W 189 FT
OF THE E1/3 OF NE1/4 OF NW1/4.

COTHRAN ANN
1232 SE SYDENY ST
LAKE CITY, FL 32024

2026

26-6S-17-09778-000

BUILDING CHARACTERISTICS

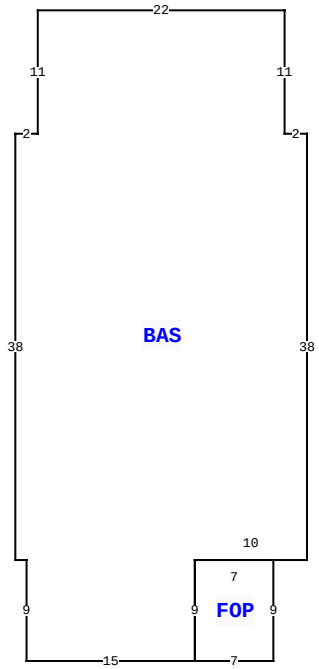
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
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	1,365	100		1,365	47,974
FOP	63	30		19	668
TOTALS	1,428			1,384	48,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	48.2800	54.07	74,833	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1365 HX Base Yr



1230 SE SIDNEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,641
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	12,902
TOTAL MARKET VALUE	61,993
SOH/AGL Deduction	0
ASSESSED VALUE	61,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,993
TOTAL JUST VALUE	61,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,993

SALE:1:1: (WHAT ABOUT MARTHA LOU ROBINSON??)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0841/1174	6/30/1997	WD	U	I	07	100

GRANTOR: J B ROBINSON AS TO LI

GRANTEE: ANN R COTHRAN REMAI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S11 W2 S38 E1 S9 E15FOP= E7 N9 W7 S9$ N9 E10 N38 W2 N11$.

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	0	17	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 450

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	0		A-1	0.00	0.00	0.72	AC		1.00	1.00	1.28	14,000.00	17,920.00	12,902							

REVIEW DATE 12/13/2024 BY JB Total Acres: 0.72 Total Land Value: 12,902 Market: 0 Agricultural: 0 Common: 12,902 PRINTED 11/07/2025 BY SYS