W1/3 OF NE1/4 OF NW1/4.

942-1143, WD 1036-493, 1041-733,

BALDWIN CHARLES
1074 SE SIDNEY ST
LAKE CITY, FL 32024

2025

26-6S-17-09778-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

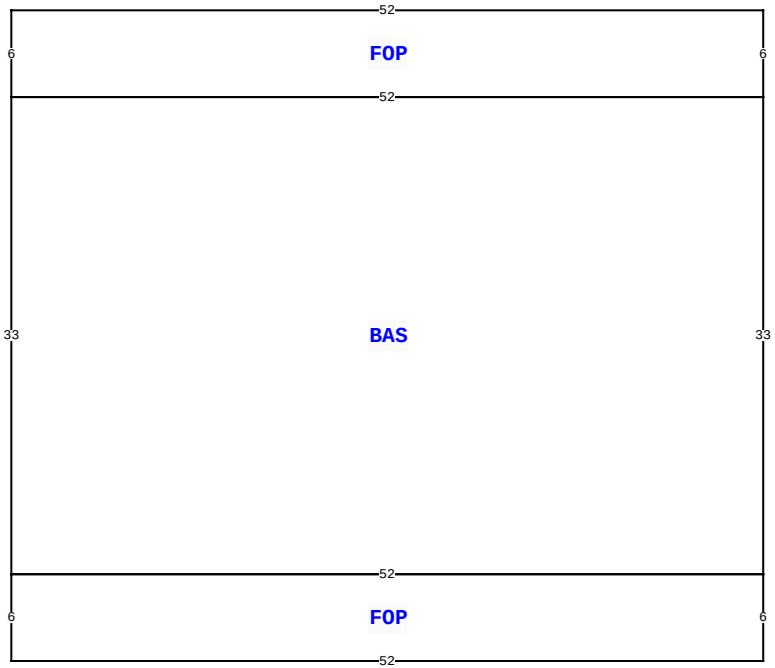
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,716	100		1,716	169,422
FOP	312	30		94	9,281
FOP	312	30		94	9,281
TOTALS	2,340			1,904	187,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,904	108.8340	121.89	232,079	2005	2005	0	0	0	19.00	81.00

2 SINGLE FAM 0% - 2022 Heated Area: 1716 HX Base Yr



1074 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	187,984
TOTAL MARKET OB/XF VALUE	13,419
TOTAL LAND VALUE - MARKET	119,970
TOTAL MARKET VALUE	321,373
SOH/AGL Deduction	9,761
ASSESSED VALUE	311,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,612
TOTAL JUST VALUE	321,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22799	SFR	472	02/09/2005
8532	M H	125	06/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/1757	4/09/2021	WD	Q	I	01	256,000
GRANTOR: SLAYMAKER JUSTIN L						
GRANTEE: BALDWIN CHARLES						
1036/0493	1/18/2005	WD	Q	I	06	14,500
GRANTOR: LARRY & IVA SLAYMAKER						
GRANTEE: JUSTIN SLAYMAKER &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N6 W52 S6 E52$ BAS= W52 S33 FOP= S6 E52 N6 W52$ E52 N33$.

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	0040	BARN,POLE	0	0	27	49	1,323.00	UT	3.00	3.00	100	2005	2005	3	100	3,969	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 13,419

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	0					12.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	110,970							

REVIEW DATE 10/16/2017 BY RP Total Acres: 13.33 Total Land Value: 119,970 Market: 0 Agricultural: 0 Common: 119,970 PRINTED 08/08/2025 BY SYS