

AKA LOT 38 HAWKS RIDGE ACRES
UNREC: BEG NW COR, RUN E
1314.37 FT, S 360.67 FT, W

MCEACHERN JENNIFER EIR
884 SE SIDNEY ST
LAKE CITY, FL 32024

2026

26-6S-17-09859-838



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC 35617.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	75,649
TOTALS	1,296			1,296	75,649

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	
2	0252	LEAN-T0 W/	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	0200	C	MBL HM	100		A-1	0.00	0.00	9.23	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,296	112.9000	106.13	137,544	2000	2000	0	0	45.00	55.00
1 MANUF 1 100% - 2017 Heated Area: 1296 HX Base Yr 2017											
27 48 27 48 BAS											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
884 SE SIDNEY ST, LAKE CITY 04/07/2025 MLU											

TOTAL OB/XF											
7,950											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		75,649	
TOTAL MARKET OB/XF VALUE		7,950	
TOTAL LAND VALUE - MARKET		64,610	
TOTAL MARKET VALUE		148,209	
SOH/AGL Deduction		79,458	
ASSESSED VALUE		68,751	
TOTAL EXEMPTION VALUE		48,751	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		148,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,209	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046652	Electrical Servic	0	03/06/2023
38630	MAINT/ALTR	75	09/19/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1319/1461	8/01/2016	QC U	I	11		100	
GRANTOR: JENNIFER EIR MCEACHER							
GRANTEE: JENNIFER EIR MCEACH							
1315/2528	6/01/2016	QC U	I	11		100	
GRANTOR: JANE ELIZABETH KOPP							
GRANTEE: JENNIFER E IRVIN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W48 S27 E48 N27\$.											