

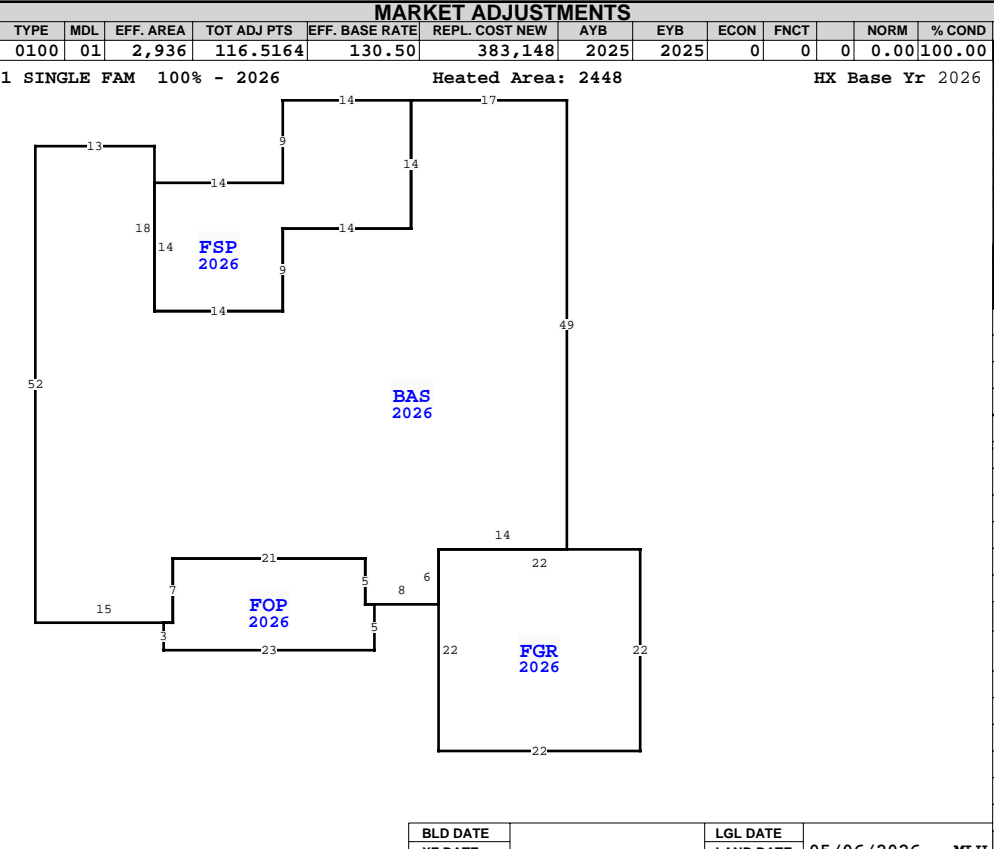
COMM AT NE COR OF NW1/4 OF SEC R  
S 2202.03 FT, W 18.53 FT FOR POB  
W 562.75 FT, N 614.51 FT TO CUL-

HEDRICK CARL MICHAEL/HEDRICK AMANDA LYNN  
279 SW SYDNEY NICOLE CT  
LAKE CITY, FL 32024

**2026**

05-6S-17-09607-204

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	90		
Exterior Wall	19	COMMON BRK	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	5617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2026	2,448	319,464
FGR	484	55	2026	266	34,713
FOP	218	30	2026	65	8,483
FSP	392	40	2026	157	20,489
TOTALS	3,542			2,936	383,148



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	383,148		
TOTAL MARKET OB/XF VALUE	2,500		
TOTAL LAND VALUE - MARKET	121,112		
TOTAL MARKET VALUE	401,104		
SOH/AGL Deduction	249,493		
ASSESSED VALUE	151,611		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	100,200		
TOTAL JUST VALUE	506,760		
NCON VALUE	385,648		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	99,092		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055647	Swimming Pool and	60,000	05/11/2026
000051225	New Residential C	539,600	10/24/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2418	7/15/2024	WD	U	V	11	100
GRANTOR: MELISSA'S SECRET GARD						
GRANTEE: HEDRICK CARL						
1514/169	5/08/2024	WD	Q	V	01	125,000
GRANTOR: KRANSON LINDSEY						
GRANTEE: HEDRICK CARL MICHAEL						

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	100	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

279 SW SYDNEY NICOLE CT, LAKE CITY

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
05/06/2026 MLU														

BUILDING DIMENSIONS														
BAS=[YR=2026;ORIG=90,10] W17 S14 W14 S9 W14 N18 W13 S52 E15 N7 E21 S5 E8 N6 E14 N49 \$														
FGR=[YR=2026;ORIG=76,59] E22 S22 W22 N22 \$														
FSP=[YR=2026;ORIG=73,10] W14 S9 W14 S14 E14 N9 E14 N14 \$														
FOP=[YR=2026;ORIG=68,60] W21 S7 W1 S3 E23 N5 W1 N5 \$														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9400	C	RIGHTOFWAY	100		A-1	0.00	0.00	0.23	AC		1.00	1.00	1.00	10.00	10.00	2							
2	5500	A	TIMBER 2	0					10.01	AC		1.00	1.00	1.00	445.00	445.00	4,454							
3	9910	M	MKT.VAL.AG	0					10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							
4	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							