

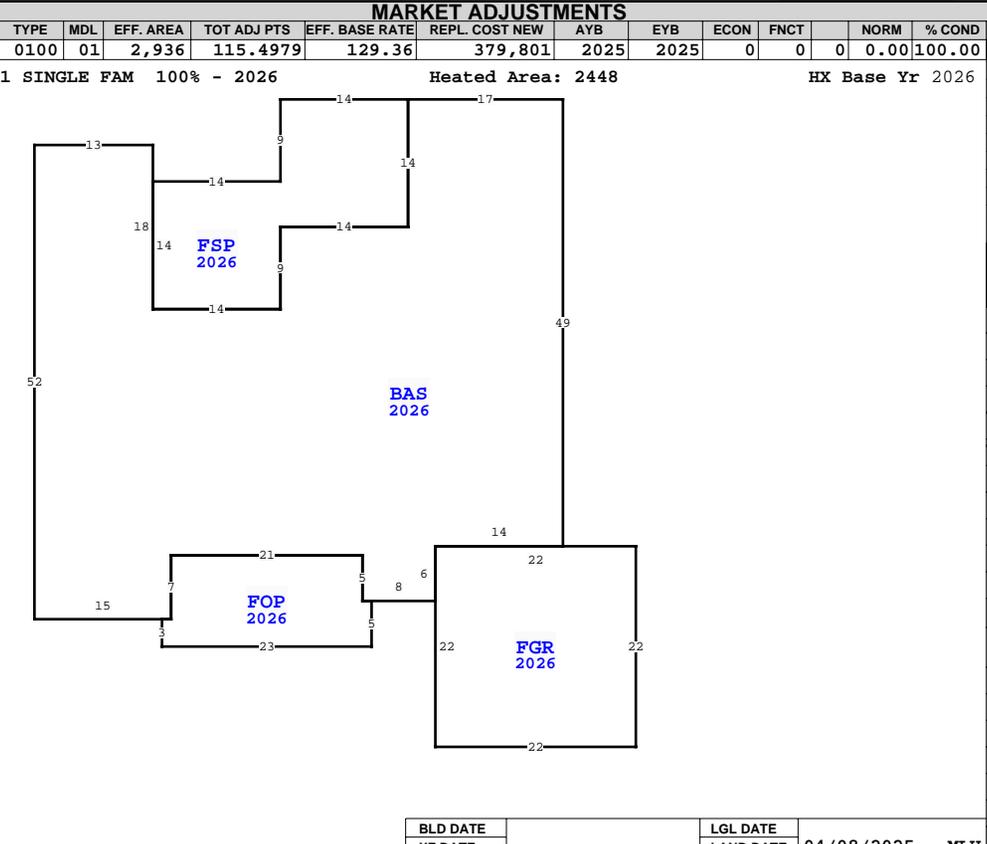
COMM AT NE COR OF NW1/4 OF SEC R
S 2202.03 FT, W 18.53 FT FOR POB
W 562.75 FT, N 614.51 FT TO CUL-

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	14	CARPET	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	316,673
FGR	484	55	2026	266	34,410
FOP	218	30	2026	65	8,408
FSP	392	40	2026	157	20,310
TOTALS	3,542			2,936	379,801



COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		379,801
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		99,092
TOTAL MARKET VALUE		395,757
SOH/AGL Deduction		246,130
ASSESSED VALUE		149,627
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,216
TOTAL JUST VALUE		481,393
NCON VALUE		382,301
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
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GRANTOR: KRANSON LINDSEY
GRANTEE: HEDRICK CARL MICHAEL

279 SW SYDNEY NICOLE CT, LAKE CITY

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	

LAND DESCRIPTION

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	9,000.00	9,000.00	90,090							
4	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							