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

2027

05-6S-17-09607-204

BUILDING CHARACTERISTICS

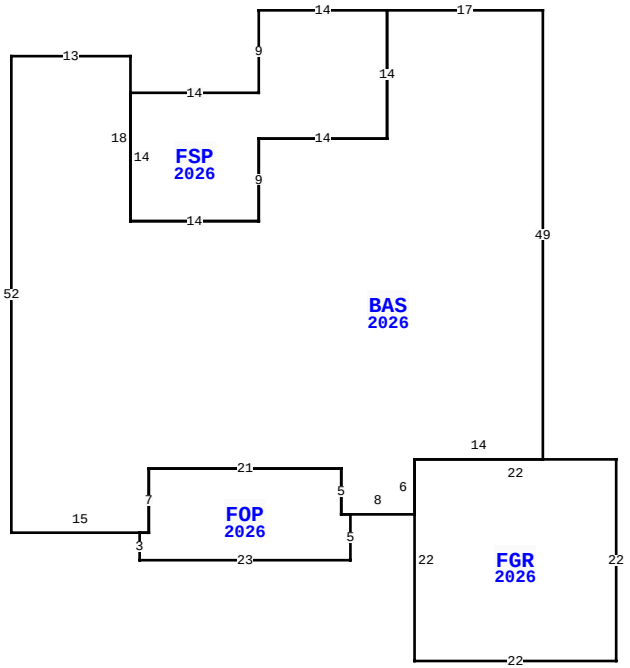
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	313,760
FGR	484	55	2026	266	34,093
FOP	218	30	2026	65	8,331
FSP	392	40	2026	157	20,123
TOTALS	3,542			2,936	376,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,936	116.5164	128.17	376,307	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2448 HX Base Yr 2026



279 SW SYDNEY NICOLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	376,307
TOTAL MARKET OB/XF VALUE	13,476
TOTAL LAND VALUE - MARKET	121,112
TOTAL MARKET VALUE	405,239
SOH/AGL Deduction	238,237
ASSESSED VALUE	167,002
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	115,591
TOTAL JUST VALUE	510,895
NCON VALUE	10,976
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,760

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 MICHAE						

BUILDING NOTES

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 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
2	0280	POOL R/CON	0	100	10	16	160.00	UT	70.00	70.00	100	2027	2026		98	10,976	

LAND DESCRIPTION

TOTAL OB/XF 13,476

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	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							

REVIEW DATE 03/18/2026 BY robin Total Acres: 11.24 Total Land Value: 15,456 Market: 110,110 Agricultural: 4,454 Common: 11,002 PRINTED 11/17/2026 BY SYS