

COMM NW COR OF SW1/4 OF NW1/4, S  
E 578 FT, CONT E TO CENTER OF FA  
THENCE RETURN TO POB, S 235.15 F

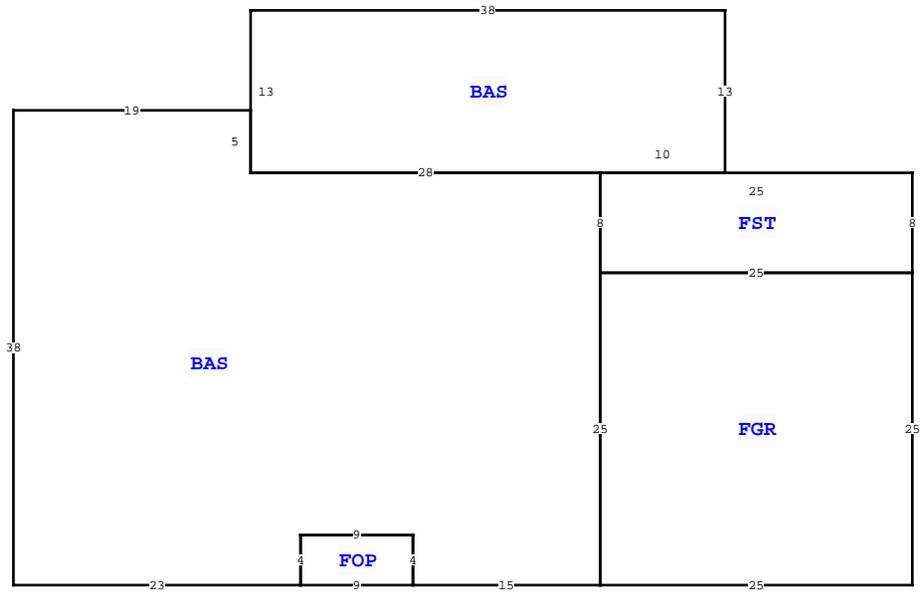
LEE RONALD NEAL JR/LEE HOLLY MARIE  
221 NW SIDNEY TER  
LAKE CITY, FL 32055

**2026**

06-3S-17-04860-003

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,569	113.6800	129.60	332,942	1976	1976	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2023 Heated Area: 2104 HX Base Yr 2023													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	6317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100		494	41,614
BAS	1,610	100		1,610	135,626
FGR	625	55		344	28,978
FOP	36	30		11	927
FST	200	55		110	9,266
TOTALS	2,965			2,569	216,412

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	600	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	100	
4	0081	DECKING WI	0	100	0	0	1.00	UT	3,000.00	100	2023	2022		100	3,000	

221 NW SIDNEY TER, LAKE CITY													
				BLD DATE					LGL DATE	04/15/2025 MLU			
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			216,412
TOTAL MARKET OB/XF VALUE			4,900
TOTAL LAND VALUE - MARKET			25,935
TOTAL MARKET VALUE			247,247
SOH/AGL Deduction			43,455
ASSESSED VALUE			203,792
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			152,381
TOTAL JUST VALUE			247,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043513	Roof Replacement	15,285	01/12/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2755	9/19/2022	WD	Q	I	01	310,000
GRANTOR: GREEN PAMELA M						
GRANTEE: LEE RONALD NEAL JR						
1308/2208	1/29/2016	QC	U	I	11	100
GRANTOR: PAMELA M GREEN						
GRANTEE: PAMELA M GREEN & DA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W19 S38 E23 N4 E9 S4 E15 N25 N8 W28 N5 \$													
FGR=[ORIG=28,38] E25 N25 W25 S25 \$													
BAS=[ORIG=28,5] E10 N13 W38 S13 E28 \$													
FST=[ORIG=28,13] E25 N8 W25 S8 \$													
FOP=[ORIG=4,38] E9 N4 W9 S4 \$													

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	DPH 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	100			0.00	0.00	2.83	AC		1.00	1.00	1.00	7,000.00	7,000.00	19,810							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.75	AC		1.00	1.00	0.50	7,000.00	3,500.00	6,125							