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

**2027**

**06-3S-17-04860-003**

## BUILDING CHARACTERISTICS

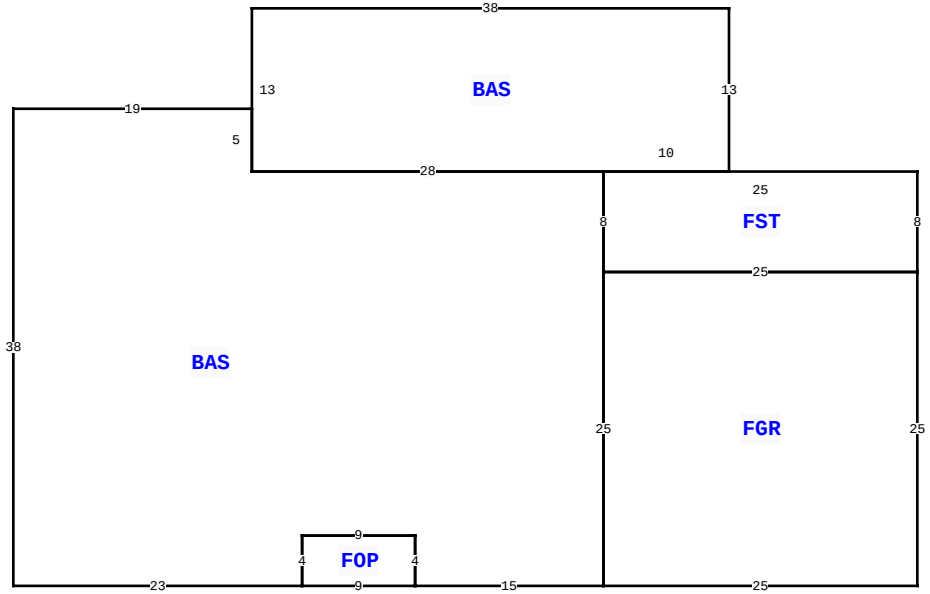
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 |
| 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 | 40,154 |
| BAS | 1,610 | 100 | | 1,610 | 130,865 |
| FGR | 625 | 55 | | 344 | 27,961 |
| FOP | 36 | 30 | | 11 | 894 |
| FST | 200 | 55 | | 110 | 8,941 |
| TOTALS | 2,965 | | | 2,569 | 208,814 |

## 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 | 125.05 | 321,253 | 1976 | 1976 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2104 HX Base Yr 2023




221 NW SIDNEY TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/11/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 208,814 |
| TOTAL MARKET OB/XF VALUE | | 4,900 |
| TOTAL LAND VALUE - MARKET | | 33,345 |
| TOTAL MARKET VALUE | | 247,059 |
| SOH/AGL Deduction | | 37,153 |
| ASSESSED VALUE | | 209,906 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 158,495 |
| TOTAL JUST VALUE | | 247,059 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 250,850 |

| 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

## 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 4,900

| 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 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 2.83 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 25,470 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 1.75 | AC | | 1.00 | 1.00 | 0.50 | 9,000.00 | 4,500.00 | 7,875 | | | | | | | |

REVIEW DATE 01/11/2023 BY CP Total Acres: 4.58 Total Land Value: 33,345 Market: 0 Agricultural: 0 Common: 33,345 PRINTED 11/17/2026 BY SYS