W1/2 OF SW1/4 OF SE1/4 AS LIES N
SIDNEY ST (OLD WIRE RD) & E 227.
993.3 FT OF SE1/4 OF SW1/4 AS LI

MEANS DAVID H/MEANS SANDRA L
235 SE SIDNEY ST
LAKE CITY, FL 32024

2027

22-6S-17-09721-002

BUILDING CHARACTERISTICS

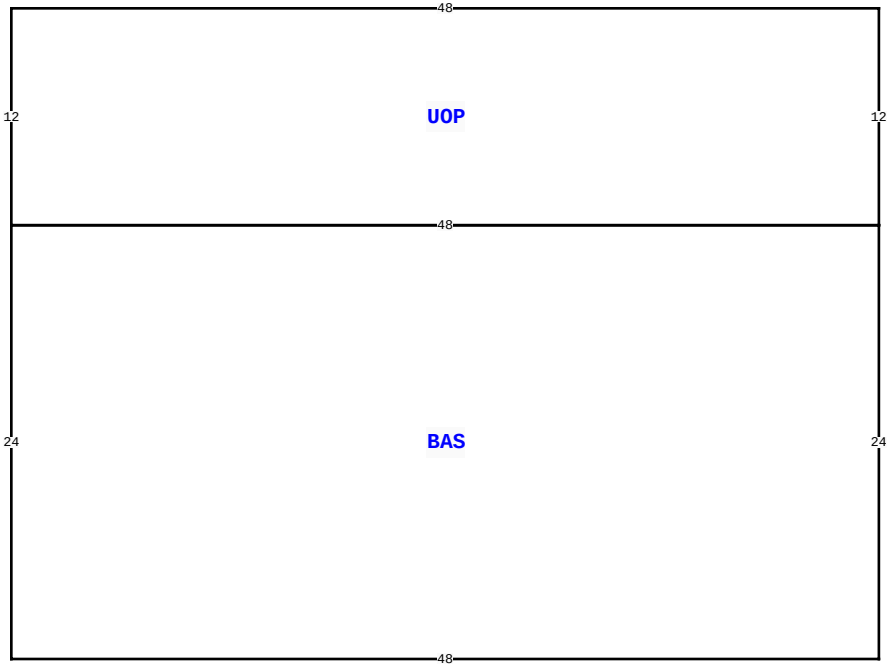
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	81,379
UOP	576	20		115	8,124
TOTALS	1,728			1,267	89,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	98.8000	108.68	137,698	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1152 HX Base Yr



207 SE SIDNEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	2004	2004	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
8	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,504
TOTAL MARKET OB/XF VALUE		13,450
TOTAL LAND VALUE - MARKET		158,670
TOTAL MARKET VALUE		125,330
SOH/AGL Deduction		46,871
ASSESSED VALUE		78,459
TOTAL EXEMPTION VALUE	HX HB DX	51,019
BASE TAXABLE VALUE		27,440
TOTAL JUST VALUE		261,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40172	M H	0	07/17/2020
29432	TR/TRAILER	0	05/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/1286	3/12/2008	QC	Q	V	01	100
GRANTOR: DAVID H MEANS						
GRANTEE: DAVID HOUSTON MEANS						
0949/1092	2/11/2002	QC	Q	V	01	100
GRANTOR: MARJORIE M & ROY BROW						
GRANTEE: JAMES WAYNE MOSELEY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W48 S12 E48$ BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,450

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	15.63	AC		1.00	1.00	1.00	280.00	280.00	4,376							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	140,670							

REVIEW DATE 08/20/2020 BY JB Total Acres: 17.63 Total Land Value: 22,376 Market: 140,670 Agricultural: 4,376 Common: 18,000 PRINTED 11/17/2026 BY SYS