

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

**2026**

22-6S-17-09721-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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
BAS	1,152	100	
UOP	576	20	
TOTALS	1,728		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0			142,702	1988	1988	0	0	35.00	65.00
			Heated Area: 1152			HX Base Yr					
<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">UOP</p> <p style="text-align: center;">BAS</p> </div>											
<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">BLD DATE</p> <p style="text-align: center;">LGL DATE</p> <p style="text-align: center;">XF DATE</p> <p style="text-align: center;">LAND DATE</p> <p style="text-align: center;">INC DATE</p> <p style="text-align: center;">AG DATE</p> </div>											
										05/07/2026	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			92,756
TOTAL MARKET OB/XF VALUE			13,450
TOTAL LAND VALUE - MARKET			158,670
TOTAL MARKET VALUE			128,582
SOH/AGL Deduction			52,740
ASSESSED VALUE			75,842
TOTAL EXEMPTION VALUE	HX HB DX		49,078
BASE TAXABLE VALUE			26,764
TOTAL JUST VALUE			264,876
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						

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

TOTAL OB/XF												13,450				
207 SE SIDNEY ST, LAKE CITY																

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP= N12 W48 S12 E48\$ BAS= W48 S24 E48 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF					13,450							
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		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							