W1/2 OF NW1/4 OF NE1/4.

1130-2669, 1334-448, WD 1420-

PONDS CHRISTOPHER JAMES/MAHONEY TABATHA LYNN
1386 SE SIDNEY ST
LAKE CITY, FL 32024

2027

26-6S-17-09777-001

BUILDING CHARACTERISTICS

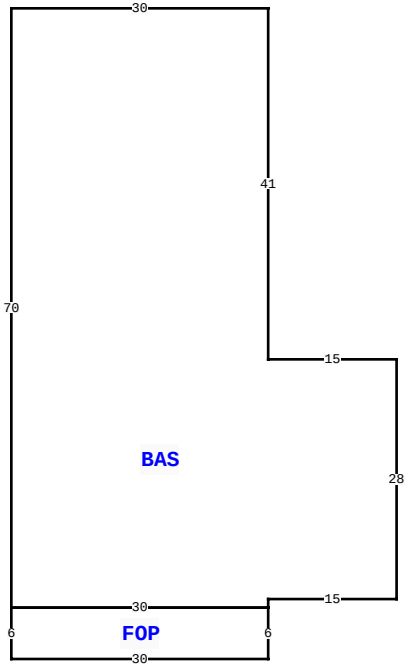
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100		2,520	283,716
FOP	180	35		63	7,093
TOTALS	2,700			2,583	290,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,583	116.4000	121.06	312,698	2021	2021	0	0	0	7.00	93.00

1 MANUF 4 100% - 2021 Heated Area: 2520 HX Base Yr 2021



1386 SE SIDNEY ST, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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		290,809
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		311,141
SOH/AGL Deduction		92,984
ASSESSED VALUE		218,157
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,746
TOTAL JUST VALUE		457,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40325	M H	0	08/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/0770	9/23/2020	WD	U	V	30	100
GRANTOR: CHRISTOPHER PONDS						
GRANTEE: CHRISTOPHER PONDS &						
1334/0448	4/03/2017	TR	U	V	30	100
GRANTOR: ALICE P KINSEY TRUSTE						
GRANTEE: CHRISTOPHER PONDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N41 W30 S70 FOP= S6 E30 N6 W30$ E30 N1 E15 N28$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	281.00	281.00	3,372							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							
4	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 10/14/2020 BY JB Total Acres: 20.00 Total Land Value: 13,332 Market: 152,000 Agricultural: 5,332 Common: 8,000 PRINTED 11/17/2026 BY SYS