



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.100	
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	26617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,830	100	2025
FOP	150	35	2025
TOTALS	1,980		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	-	2025						
Heated Area: 1830						HX Base Yr 2025					

BAS
2025

FOP
2025

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			214,665
TOTAL MARKET OB/XF VALUE			8,600
TOTAL LAND VALUE - MARKET			131,490
TOTAL MARKET VALUE			245,191
SOH/AGL Deduction			109,173
ASSESSED VALUE			136,018
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			79,607
TOTAL JUST VALUE			354,755
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053203	Generator		05/21/2025
000051382	Mobile Home		11/04/2024
000050820	Right-of-Way Acce		09/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1082	12/02/2025	LE	U	I	14	100

GRANTOR: COTHRAN ANN (ENH LIFE)
GRANTEE: ELLIOTT LISA ANNETT

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	0
2	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100	2025
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025

BUILDING NOTES											
1232 SE SYDNEY ST, LAKE CITY											
BLD DATE: 04/08/2025 MLU											
LGL DATE: 04/08/2025											
LAND DATE: 04/08/2025											
AG DATE: 04/08/2025											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100					2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	10.61	AC		1.00	1.00	1.00	370.00	370.00	3,926							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.61	AC		1.00	1.00	1.00	9,000.00	9,000.00	113,490							