AKA LOT 38 HAWKS RIDGE ACRES
UNREC: BEG NW COR, RUN E
1314.37 FT, S 360.67 FT, W

MCEACHERN JENNIFER EIR
884 SE SIDNEY ST
LAKE CITY, FL 32024

2027

26-6S-17-09859-838

BUILDING CHARACTERISTICS

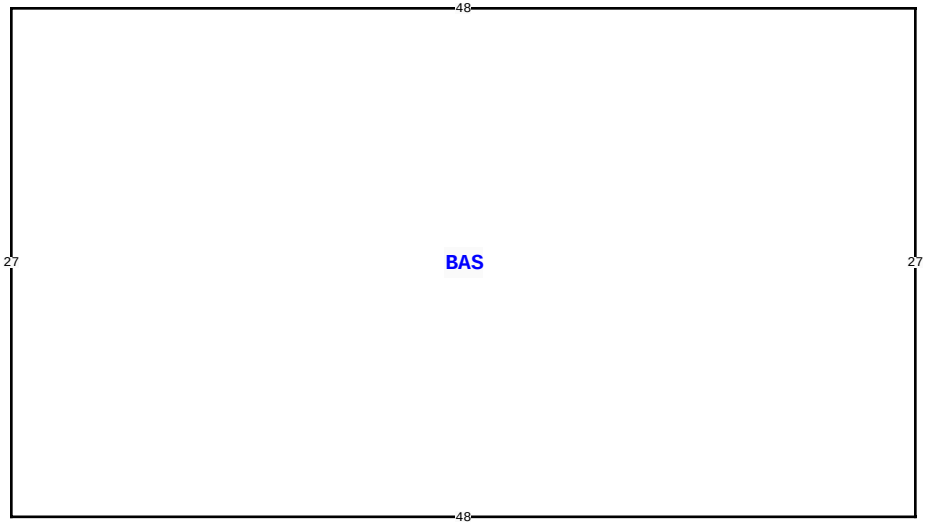
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35617.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	74,844
TOTALS	1,296			1,296	74,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	112.9000	105.00	136,080	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 1296 HX Base Yr 2017



884 SE SIDNEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,844
TOTAL MARKET OB/XF VALUE		7,950
TOTAL LAND VALUE - MARKET		83,070
TOTAL MARKET VALUE		165,864
SOH/AGL Deduction		95,256
ASSESSED VALUE		70,608
TOTAL EXEMPTION VALUE	HX HB DX	50,608
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		165,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046652	Electrical Servic	0	03/06/2023
38630	MAINT/ALTR	75	09/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1461	8/01/2016	QC	U	I	11	100
GRANTOR: JENNIFER EIR MCEACHER						
GRANTEE: JENNIFER EIR MCEACH						
1315/2528	6/01/2016	QC	U	I	11	100
GRANTOR: JANE ELIZABETH KOPP						
GRANTEE: JENNIFER E IRVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,950

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	0200	C	MBL HM	100		A-1	0.00	0.00	9.23	AC		1.00	1.00	1.00	9,000.00	9,000.00	83,070							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 9.23 Total Land Value: 83,070 Market: 0 Agricultural: 0 Common: 83,070 PRINTED 11/17/2026 BY SYS