

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

2026

26-6S-17-09859-838

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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	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
BAS	1,296	100	
TOTALS	1,296		77,253

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2017	Heated Area: 1296			HX Base Yr 2017			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
TOTALS	1,296		1,296	77,253							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			77,253
TOTAL MARKET OB/XF VALUE			7,950
TOTAL LAND VALUE - MARKET			83,070
TOTAL MARKET VALUE			168,273
SOH/AGL Deduction			99,722
ASSESSED VALUE			68,551
TOTAL EXEMPTION VALUE	HX HB DX		48,551
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			168,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,209

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						

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	0130	CLFENCE	5	0	100	0	0		1.00	UT	0.00				800	
2	0252	LEAN-TO W/	0	100	0	0			1.00	UT	0.00				50	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000	
4	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				100	
TOTALS																

884 SE SIDNEY ST, LAKE CITY

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W48 S27 E48 N27S.			

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	DPH 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							