N1/2 LOT 6 & ALL LOT 7 UNIT 3 T ESTATES.

SCHAUER CHARLES D
556 PLUM ST SO
ST PETERSBURG, FL 33707

2026

00-00-00-00590-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

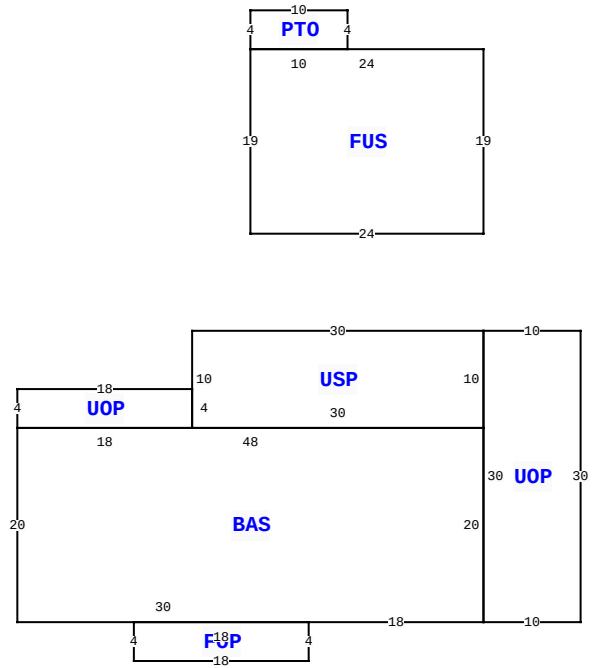
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		100000.03 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	83,110
FOP	72	30		22	1,905
FUS	456	100		456	39,477
PTO	40	5		2	173
UOP	72	20		14	1,212
UOP	300	20		60	5,194
USP	300	35		105	9,090
TOTALS	2,200			1,619	140,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,619	110.8800	135.27	219,002	1989	1989	0	0	0	36.00	64.00

1 SFR PILING 0% - 0 Heated Area: 1416 HX Base Yr



944 SW IOWA DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	140,161
TOTAL MARKET OB/XF VALUE	13,446
TOTAL LAND VALUE - MARKET	93,000
TOTAL MARKET VALUE	246,607
SOH/AGL Deduction	2,438
ASSESSED VALUE	244,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,169
TOTAL JUST VALUE	246,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047020	Roof Replacement	18,285	04/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0816/1018	1/19/1996	QC	Q	I	01	6,500
GRANTOR: JOYCE ANN SCHAUER						
GRANTEE: CHARLES D SCHAUER						
0573/0075	8/01/1985	WD	Q	V		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,10] W48 S20 E30 E18 N20 $
FUS=[ORIG=0,-10] N19 W24 S19 E24 $
UOP=[ORIG=0,0] E10 S30 W10 N30 $
USP=[ORIG=0,0] S10 W30 N10 E30 $
UOP=[ORIG=-48,10] N4 E18 S4 W18 $
FOP=[ORIG=-18,30] S4 W18 N4 E18 $
PTO=[ORIG=-24,-29] N4 E10 S4 W10 $
.

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	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	2006	2006	3	100	2,750	
2	0084	DOCK-RIVER	0	0	12	20	240.00	UT	14.50	14.50	20	2006	2006	3	20	696	
3	0166	CONC,PAVMT	0	0	40	48	1,920.00	UT	5.00	5.00	100	2015	2015	3	100	9,600	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 13,446

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	0100	C	SFR	0		A-1	0.00	0.00	50.00	FF		1.00	1.00	0.48	750.00	360.00	18,000							
2	0100	C	SFR	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 05/03/2023 BY jerry Total Acres: 0.00 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 11/20/2025 BY SYS