S DIV: LOT 3 BLOCK B OLIVIA ADDI
971-2029 THRU 2038 PB 02-240CP,

SCHAFFER JUSTIN T/SCHAFFER JAMIE D
427 SE WALDRON TER
LAKE CITY, FL 32025

2026

00-00-00-13517-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

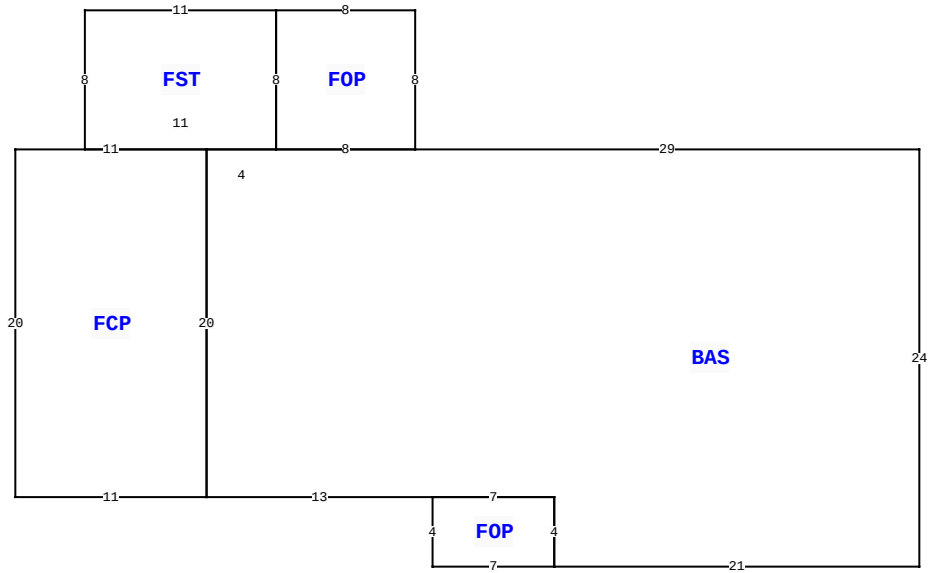
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	904	100		904	108,214
FCP	220	25		55	6,584
FOP	28	30		8	958
FOP	64	30		19	2,274
FST	88	55		48	5,746
TOTALS	1,304			1,034	123,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,034	131.5440	147.33	152,339	1962	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2023 Heated Area: 904 HX Base Yr



427 SE WALDRON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	123,775
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	9,500
TOTAL MARKET VALUE	136,075
SOH/AGL Deduction	0
ASSESSED VALUE	136,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,075
TOTAL JUST VALUE	136,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2069	10/05/2022	WD	Q	I	01	149,900
GRANTOR: TRAN HIEU						
GRANTEE: SCHAFFER JUSTIN T						
1439/1922	6/02/2021	WD	Q	I	01	115,000
GRANTOR: KELLEY KAREN						
GRANTEE: TRAN HIEU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= N8 W8 S8 E8$ W8 FST= N8 W11 S8 E11$ W4 FCP= W11 S20 E11 N20$ S20 E13FOP= S4 E7N4 W7$ E7 S4 E21 N24$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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		*RSF-3	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							

REVIEW DATE 01/12/2023 BY CP Total Acres: 0.23 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/07/2025 BY SYS