LOT 24 CHIPDALE ESTATES

791-1886, QC 1173-2781, DC 1380-

SCHMITT AMANDA
PO BOX 2933
LAKE CITY, FL 32056

2026

10-4S-16-02862-124

BUILDING CHARACTERISTICS

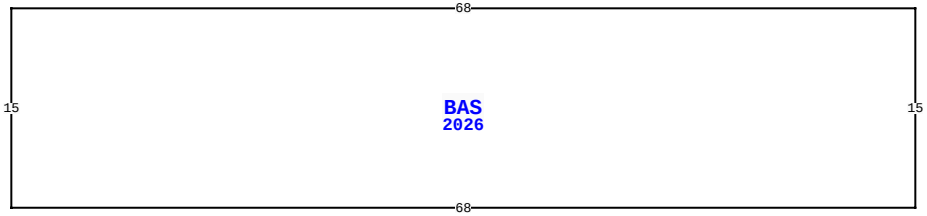
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	2026	1,020	115,314
TOTALS	1,020			1,020	115,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,020	112.0000	115.36	117,667	2025	2025	0	0	0	2.00	98.00

3 MANUF 3 100% - 2026 Heated Area: 1020 HX Base Yr 2024



169 SW PRAIRIE ST, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	600.00	600.00	100	1998	1998	3	100	600	
2	0210	GARAGE U	0	100	32	26	1.00	UT	0.00	0.00	100	0	0	3	100	6,700	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0285	SALVAGE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,314
TOTAL MARKET OB/XF VALUE		23,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		157,314
SOH/AGL Deduction		0
ASSESSED VALUE		157,314
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,592
TOTAL JUST VALUE		157,314
NCON VALUE		115,314
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,033

LAND:1:1: 3.75 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053095	Mobile Home		05/13/2025
000053067	Right-of-Way Acce		05/11/2025
30729	M H	0	01/18/2013
18064	REMODEL	50	03/16/2001
18064	REMODEL	50	03/16/2001
14515	GARAGE	175	09/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/2432	10/03/2019	WD	U	I	11	100
GRANTOR: COURTNEY R WELLS						
GRANTEE: AMANDA SCHMITT						
1387/1317	6/24/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RENEE						
GRANTEE: COURTNEY R WELLS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,16] E68 S15 W68 N15 $

.

LAND DESCRIPTION

TOTAL OB/XF 23,500

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/31/2025 BY randall Total Acres: 3.75 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS