COMM NW COR OF SW1/4, S 73.83 FT
CR-240, E ALONG R/W, 1884.89 FT
RUN E ALONG CURVE 109.51 FT FOR

SCHRETZMANN KURT V
6568 SW COUNTY ROAD 240
LAKE CITY, FL 32024

**2026**

**10-5S-16-03525-009**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 24 | CORG METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 04 | C ABOVE GD 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 05 | STEEL 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 10516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 456 | 100 | | 456 | 43,019 |
| TOTALS | 456 | | | 456 | 43,019 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0187 | 01 | 456 | 142.9428 | 114.35 | 52,144 | 2018 | 2018 | 0 | 0 | 0 | 17.50 | 82.50 |

1 SFR/PREMTL 100% - 2020 Heated Area: 456 HX Base Yr 2020

6568 SW COUNTY ROAD 240 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/16/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 43,019 |
| TOTAL MARKET OB/XF VALUE | | 4,500 |
| TOTAL LAND VALUE - MARKET | | 149,820 |
| TOTAL MARKET VALUE | | 71,671 |
| SOH/AGL Deduction | | 5,517 |
| ASSESSED VALUE | | 66,154 |
| TOTAL EXEMPTION VALUE | HX HB DX | 46,154 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 197,339 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 198,642 |

SALE:10:1: 24.97 AC W/ BARN

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053947 | Right-of-Way Acce | | 08/28/2025 |
| 37097 | SFR | 338 | 08/14/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1423/2689 | 11/06/2020 | GD | U | I | 30 | 100 |
| GRANTOR: ARLENE SCHRETZMANN LA | | | | | | |
| GRANTEE: KURT V SCHRETZMANN | | | | | | |
| 1384/0516 | 5/06/2019 | WD | Q | I | 03 | 200,000 |
| GRANTOR: CALVIN C CURRY | | | | | | |
| GRANTEE: KURT V SCHRETZMANN | | | | | | |

### BUILDING NOTES

BAS2016 = 456$.

### 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 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 4,000 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

### BUILDING DIMENSIONS

### LAND DESCRIPTION

TOTAL OB/XF 4,500

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 18,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 21.97 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 6,152 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 21.97 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 131,820 | | | | | | | |

REVIEW DATE 09/09/2019 BY BC Total Acres: 24.97 Total Land Value: 24,152 Market: 131,820 Agricultural: 6,152 Common: 18,000 PRINTED 11/20/2025 BY SYS