LOT 42 BLK A WOODCREST S/D & A S
LOT 41 DESC 934-2120.

SCHAUMBURG WENDY
293 SW GUTHRIE TERR
LAKE CITY, FL 32024

2026

11-4S-16-02905-142

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

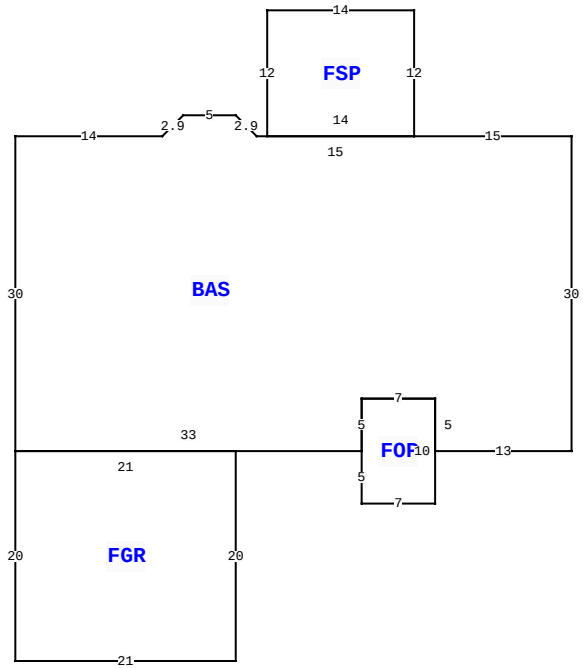
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	150,391
FGR	420	55		231	22,142
FOP	70	30		21	2,013
FSP	168	40		67	6,422
TOTALS	2,227			1,888	180,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	115.3350	129.18	243,892	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2016 Heated Area: 1569 HX Base Yr 2016



293 SW GUTHRIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,968
TOTAL MARKET OB/XF VALUE		1,656
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		212,374
SOH/AGL Deduction		84,027
ASSESSED VALUE		128,347
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		27,625
TOTAL JUST VALUE		212,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,984

LAND:1:1: ADJ FOR ODD SHAPE AND DRAINAGE EASEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18188	SFR	285	04/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/2187	5/29/2018	LE	U	I	14	100
GRANTOR: WENDY SCHAUMBURG (LIF						
GRANTEE: DONALD ALLEN ALBRIT						
1291/0264	3/13/2015	QC	U	I	11	100
GRANTOR: CYNTHIA E FAIRCLOTH						
GRANTEE: WENDY SCHAUMBURG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W14 S12 E14$ W15 U2 L2 W5 L2 D2 W14 S30
FGR= S20 E21 N20 W21$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E13
N30$.

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	1,104.00	UT	1.50	1.50	100	2001	2001	3	100	1,656	

LAND DESCRIPTION

TOTAL OB/XF 1,656

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	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 01/11/2024 BY JB Total Acres: 0.53 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/18/2025 BY SYS