PART OF LOT "P" ROLLING HILLS S/
RUN W 612.26 FT, S 1378.69 FT, W
E R/W OLD WIRE RD, NW 239.87 FT

SCHWARZ RICHARD C
1539 SE OCTOBER RD
LAKE CITY, FL 32025

2026

11-6S-17-09643-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

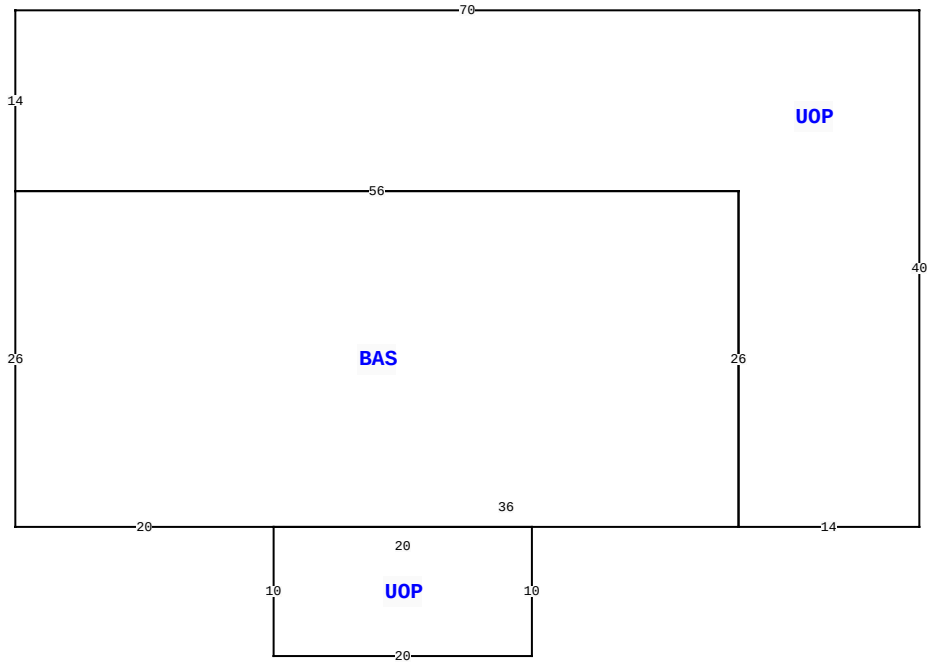
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	34,251
UOP	200	25		50	1,176
UOP	1,344	25		336	7,904
TOTALS	3,000			1,842	43,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,842	98.0100	58.81	108,328	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 1456 HX Base Yr 2007



1539 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,331
TOTAL MARKET OB/XF VALUE		19,412
TOTAL LAND VALUE - MARKET		29,680
TOTAL MARKET VALUE		92,423
SOH/AGL Deduction		41,660
ASSESSED VALUE		50,763
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		25,763
TOTAL JUST VALUE		92,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,423

XFOB:2:1: SPRI MH (LIVES HERE)
XFOB:1:1: 60X12 MH NOW USED AS UST

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1080/1184	4/03/2006	WD	Q	I		49,000
GRANTOR: JAMES WYNDHAM						
GRANTEE: RICHARD C SCHWARZ						
0982/2735	5/06/2003	WD	Q	I	01	100
GRANTOR: CHARLES DEAS						
GRANTEE: JAMES WYNDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N40 W70 S14 BAS= S26 E20 UOP= S10 E20 N10 W20$ E36N26 W56$ E56 S26 E14$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	24	26	624.00	UT	9.00	9.00	75	2013	2013	3	75	4,212	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0031	BARN,MT AE	0	100	20	40	800.00	UT	9.00	9.00	50	2013	2013	3	50	3,600	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 19,412

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		A-1	0.00	0.00	2.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	29,680							

REVIEW DATE 10/11/2017 BY BC Total Acres: 2.12 Total Land Value: 29,680 Market: 0 Agricultural: 0 Common: 29,680 PRINTED 11/18/2025 BY SYS