

LOT 14 SOUTHERN LANDINGS AVIATIO
WD 1038-2884LIFE EST. WD 1154-27

SCHULDt CHRISTOPHER J
245 SW PLANTATION TER
LAKE CITY, FL 32025

2026

12-4S-16-02941-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 12416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,178	100		2,178	242,101
FGR	670	55		368	40,906
FOP	70	30		21	2,334
HGR	2,250	45		1,012	112,491

TOTALS 5,168 3,579 397,832

EXTRA FEATURES

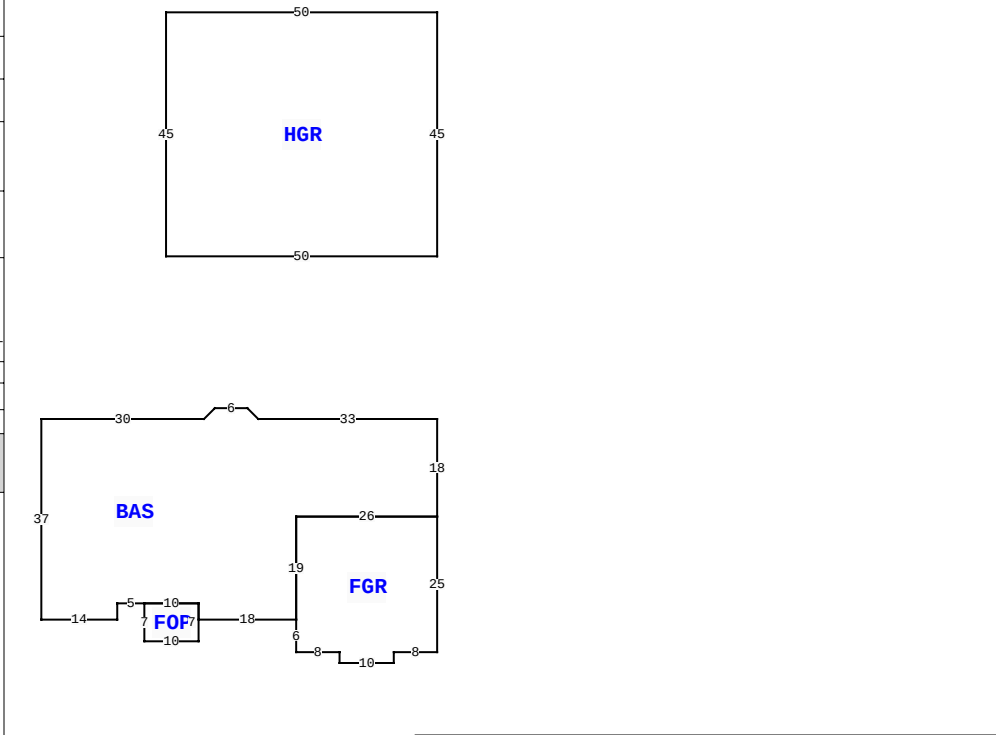
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	5,000.00	UT	2.50	2.50	100	2006	2006	3	100	12,500	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/25/2023 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,579	123.9854	138.86	496,980	2006	2006	0	0	0	19.95	80.05	
1 SINGLE FAM 100% - 2023					Heated Area: 2178					HX Base Yr 2023			



245 SW PLANTATION TER, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU
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TOTAL OB/XF 16,300

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

Total Acres: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		397,832	
TOTAL MARKET OB/XF VALUE		16,300	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		449,132	
SOH/AGL Deduction		13,899	
ASSESSED VALUE		435,233	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		384,511	
TOTAL JUST VALUE		449,132	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,351	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23227	SFR	607	06/03/2005
22984	PLANE HNGR	370	04/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/338	8/25/2021	WD	Q	I	01	425,000
GRANTOR: REESE SHIRLEY R						
GRANTEE: SCHULDt CHRISTOPHER						
1446/336	8/25/2021	QC	U	I	11	100
GRANTOR: REESE SHIRLEY R TRUST						
GRANTEE: REESE SHIRLEY R						

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS= W33 L2 U2 W6 D2 L2 W30 S37 E14 N3 E5 FOP= S7 E10 N7 W10\$ E10 S3 E18 FGR= S6 E8 S2 E10 N2 E8 N25 W26 S19\$ N19 E26 N18\$ PTR= N30 HGR= N45 W50 S45 E50\$ S30\$.

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