LOT 3 SOUTHERN APPROACHES S/D
UNIT 2, ORB 1238-242, WD 1243-969, WD 1255-1782,WD 1256-1780

SCHNEERER LORI
249 SW BUSINESS POINT DR
LAKE CITY, FL 32025

2026

13-4S-16-02952-303

BUILDING CHARACTERISTICS

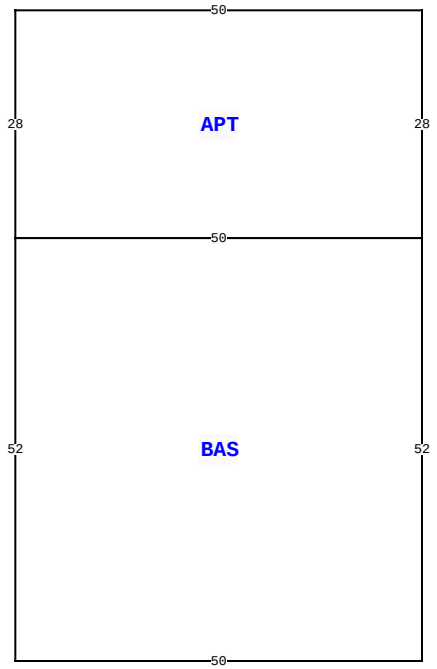
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition		N/A 100
Heating Type		N/A 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	13416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,400	100		1,400	28,299
BAS	2,600	100		2,600	52,556
TOTALS	4,000			4,000	80,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	4,000	76.9500	28.47	113,880	2002	2002	0	0	0	29.00	71.00

1 AIR HANGAR 100% - 2020 Heated Area: 4000 HX Base Yr 2020



249 SW BUSINESS POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		80,855
TOTAL MARKET OB/XF VALUE		9,326
TOTAL LAND VALUE - MARKET		49,000
TOTAL MARKET VALUE		139,181
SOH/AGL Deduction		4,431
ASSESSED VALUE		134,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,028
TOTAL JUST VALUE		139,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,458

SALE:1:1: LOT 3 SOUTHERN APPROACHES UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048698	Roof Replacement	33,000	11/20/2023
18285	PLANE HNGR	145	05/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1314/0391	4/27/2016	WD	U	I	30	100
GRANTOR: ELMER SCHNEERER						
GRANTEE: LORI SCHNEERER						
1267/2390	1/02/2014	WD	U	V	11	100
GRANTOR: SOUTHERN APPROACHES P						
GRANTEE: ELMER C & DOROTHY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N52 APT= N28 W50 S28 E50$ W50 S52 E50$.

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	0169	FENCE/WOOD	0	100	0	0	72.00	UT	15.00	15.00	25	2009	2009	3	25	270	
2	0260	PAVEMENT-A	0	100	0	0	4,704.00	UT	1.50	1.50	100	2009	2009	3	100	7,056	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 9,326

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		RSF-1	0.00	0.00	2.50	LT		1.00	1.00	0.70	28,000.00	19,600.00	49,000							

REVIEW DATE 01/22/2025 BY KS Total Acres: 2.50 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 11/18/2025 BY SYS