

SCHRADER ANDREW D
1864 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

14-4S-17-08346-016

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 80
Exterior Wall05AVERAGE 20

RooF Structur03GABLE/HIP 100
RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo06VINYL ASB 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms1.5 100

Frame Stories01NONE 100
Architectual1.1. 100
Units05CONV 100
Condition Adj0 100
Kitchen Adjus0303 100
0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC14417.0101.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100		209	16,901
BAS	1,176	100		1,176	95,099
FOP	108	30		32	2,588
FSP	200	40		80	6,469
FST	99	55		54	4,367

TOTALS1,7921,551125,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,551	111.0780	124.41	192,960	1974	1985	0	0	35.00	65.00

Heated Area: 1385HX Base Yr 2021

The floor plan shows several rectangular areas labeled in blue: BAS (Basement) at the bottom left, FSP (First Floor Porch) at the top center, FST (Front Street) on the right side, and FUP (Front Yard) at the bottom right. Dimensions are provided for various sections.

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE125,424

TOTAL MARKET OB/XF VALUE150

TOTAL LAND VALUE - MARKET15,000

TOTAL MARKET VALUE140,574

SOH/AGL Deduction45,063

ASSESSED VALUE95,511

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE44,789

TOTAL JUST VALUE140,574

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE140,574

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
1410/2321	4/30/2020	WD	U	I	12	64,000

GRANTOR:FEDERAL NATIONAL MORT

GRANTEE:ANDREW D SCHRADER

1384/06755/08/2019CTUII18100

GRANTOR:CLERK OF COURT

GRANTEE:FEDERAL NATIONAL MO

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W20 S10 E20\$ BAS= W42 S28 E26 FOP= S4 E27 N4 W27\$
E16 BAS= E11 N19 W11 S19\$ N19 FST= E11 N9 W11 S9\$ N9\$.

EXTRA FEATURES

1864 SE COUNTY ROAD 245A , LAKE CITY

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

03/15/2022MLU

LAND DESCRIPTION

TOTAL OB/XF150

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE04/19/2017BYDFTotal Acres: 1.00Total Land Value: 15,000Market: 0Agricultural: 0Common: 15,000PRINTED 11/19/2025 BY SYS