LOT 5 BLOCK A PERRY PLACE S/D.

771-1124, WD 1113-204,

SCHAUER MATTHEW D
241 SE SHARON LANE
LAKE CITY, FL 32025

2026

15-4S-17-08355-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

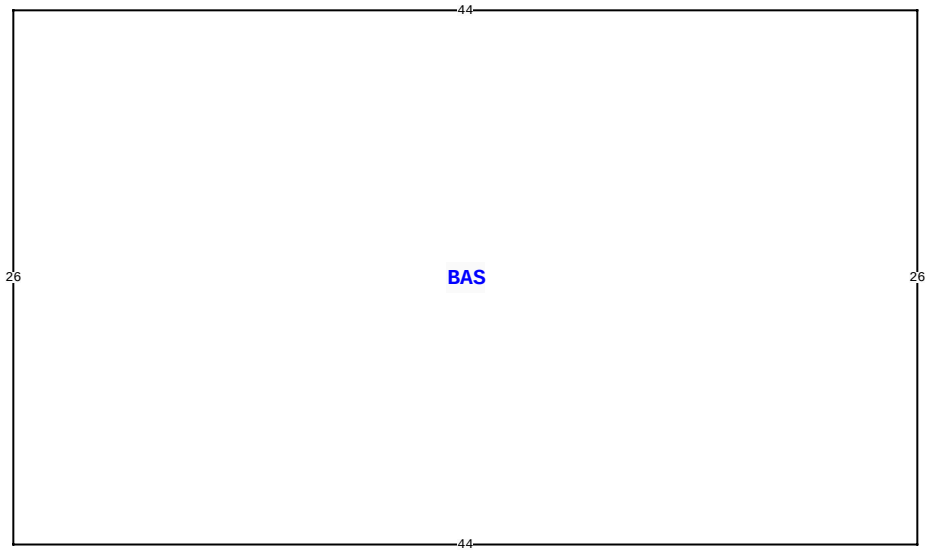
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	63,229
TOTALS	1,144			1,144	63,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,144	106.9000	100.49	114,961	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 1144 HX Base Yr 2014



241 SE SHARON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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		63,229
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		19,125
TOTAL MARKET VALUE		86,154
SOH/AGL Deduction		44,416
ASSESSED VALUE		41,738
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,738
TOTAL JUST VALUE		86,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15127	M H	125	02/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1113/0204	3/01/2007	WD	U	V	08	15,000

GRANTOR: LENVIL DICKS

GRANTEE: MATTHEW D SCHAUER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

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	2004	2004	3	100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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		RMH-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	22,500.00	19,125.00	19,125							

REVIEW DATE 04/20/2017 BY BC Total Acres: 1.00 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 11/18/2025 BY SYS