

COMM SE COR OF NW1/4 OF SE1/4,
RUN W 667.53 FT, N 875.73 FT,
NE 28.6 FT FOR POB, CONT NE

SCHWARTZ BRYAN C/SCHWARTZ PHALON
231 SW SELLERS WAY
LAKE CITY, FL 32025

2025

28-4S-17-08810-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 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		02
NEIGHBORHOOD/LOC		28417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	141,716
FOP	120	30		36	2,939
FSP	640	40		256	20,898
UCP	576	20		115	9,388
UDU	266	55		146	11,918
UOP	190	20		38	3,102
TOTALS	3,528			2,327	189,961

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,327	112.1320	125.59	292,248	1984	1984	0	0	35.00	65.00
1 SINGLE FAM 100% - 2014 Heated Area: 1736 HX Base Yr 2014											
231 SW SELLERS WAY, LAKE CITY											
						BLD DATE				LGL DATE	04/07/2025 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1992	1992	3
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3
4	0282	POOL ENCL	0	100	49	24	1,176.00	UT	15.00	15.00	100	2008	2008	3
5	0296	SHED METAL	0	100	0	0	1.00	UT	700.00	700.00	50	2012	2012	3
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3

LAND DESCRIPTION										TOTAL OB/XF									
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
1	0100	C	SFR	100		A-1	0.00	0.00	2.70	AC		1.00	1.00	1.00	14,000.00	14,000.00	37,800		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				189,961	
TOTAL MARKET OB/XF VALUE				28,742	
TOTAL LAND VALUE - MARKET				37,800	
TOTAL MARKET VALUE				256,503	
SOH/AGL Deduction				110,818	
ASSESSED VALUE				145,685	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				94,963	
TOTAL JUST VALUE				256,503	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				236,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30425	MAINT/ALTR	45	08/27/2012
27118	POOL ENCL	95	06/26/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/0801	4/19/2013	WD	Q	I	01	150,000
GRANTOR: PAUL & MOLLY FRAZIER						
GRANTEE: BRYAN C & PHALON SC						
0953/2414	5/15/2002	WD	P	I	99	82,000
GRANTOR: THOMAS KENNEDY						
GRANTEE: PAUL & MOLLY FRAZIE						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 FSP= N20 UDU= N14 UOP= N10 W19 S10 E19\$ W19 UCP= N10 W24 S24 E24N14\$ S14 E19\$ W32 S20 E32\$ W50S28 E25 FOP= S6E20 N6 W20\$ E37 N28\$.									