COMM INTERS OF S LINE OF N1/2
OF NE1/4 OF SE1/4 OF SEC & E
R/W OF US HWY 41, E ALONG S

SCHNEIDERS CHRISTOPHER DAVID
414 SE SCHNEIDERS GLN
LAKE CITY, FL 32025

2026

28-4S-17-08825-000

COLUMBIA COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

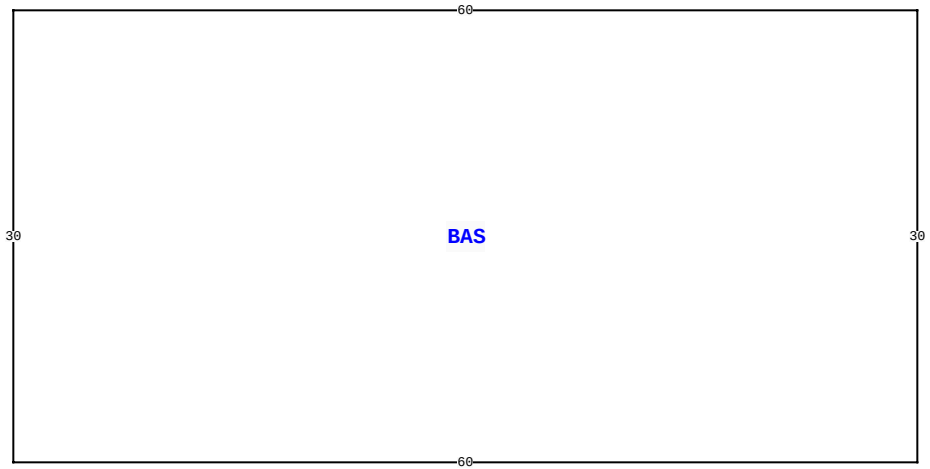
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	146,472
TOTALS	1,800			1,800	146,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	107.07	192,726	2014	2014	0	0	0	24.00	76.00

2 MANUF 1 100% - 2015 Heated Area: 1800 HX Base Yr 2015



414 SE SCHNEIDERS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		146,472
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		46,400
TOTAL MARKET VALUE		199,872
SOH/AGL Deduction		92,378
ASSESSED VALUE		107,494
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,772
TOTAL JUST VALUE		199,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31780	M H	595	03/03/2014
13436	M H	125	12/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1274/1354	5/02/2014	WD	U	V	11	100
GRANTOR: BILLIE SUE WALKER & E						
GRANTEE: CHRISTOPHER D SCHNE						
1266/2183	11/09/2013	WD	U	V	11	100
GRANTOR: BILLIE SUE WALKER & E						
GRANTEE: CHRISTOPHER D SCHNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	4.64	AC		1.00	1.00	1.00	10,000.00	10,000.00	46,400							

REVIEW DATE 06/26/2017 BY DF Total Acres: 4.64 Total Land Value: 46,400 Market: 0 Agricultural: 0 Common: 46,400 PRINTED 11/19/2025 BY SYS