COMM AT INTERS OF S LINE OF N1/2
SE1/4 & THE E R/W LINE OF U S HW
ALONG R/W 942.39 FT, N 65 DEG E

SCHNEIDERS MICHAEL/SPAHALSKI COURTNEY
171 SE SCHNEIDERS GLN
LAKE CITY, FL 32025

2026

28-4S-17-08825-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

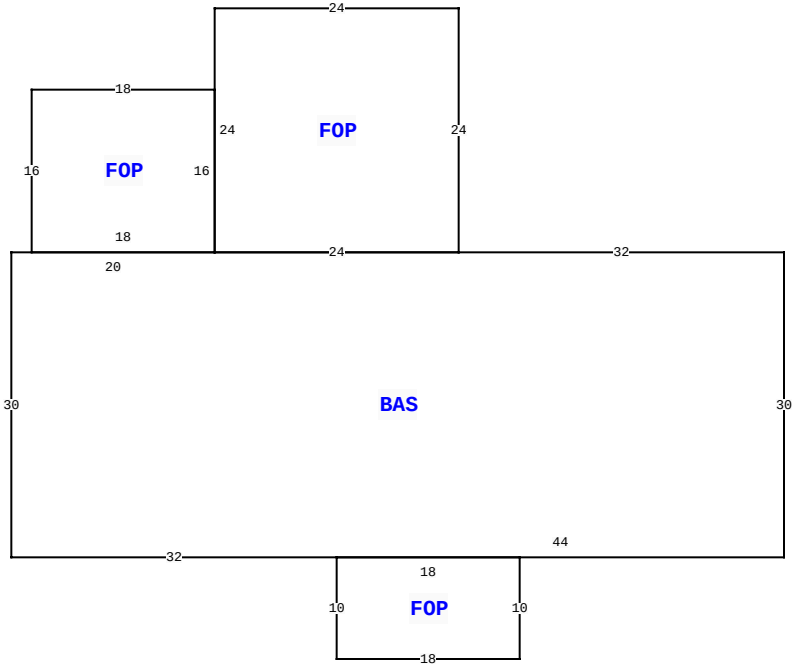
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,280	100		2,280	118,152
FOP	180	35		63	3,265
FOP	288	35		101	5,234
FOP	576	35		202	10,468
TOTALS	3,324			2,646	137,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,646	114.9000	94.22	249,306	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 2280 HX Base Yr 2024



171 SE SCHNEIDERS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,118
TOTAL MARKET OB/XF VALUE		12,700
TOTAL LAND VALUE - MARKET		20,200
TOTAL MARKET VALUE		170,018
SOH/AGL Deduction		2,222
ASSESSED VALUE		167,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,074
TOTAL JUST VALUE		170,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35000	MAINT/ALTR	306	03/03/2017
23865	M H	501	11/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1478/2327	10/28/2022	QC	U	I	11	100
GRANTOR: SCHNEIDERS MICHAEL						
GRANTEE: SCHNEIDERS MICHAEL						
1478/1982	10/28/2022	WD	U	I	30	120,000
GRANTOR: SCHNEIDERS MARK D						
GRANTEE: SCHNEIDERS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= N24 W24 S24 E24$ W24 FOP= N16 W18 S16 E18$ W20 S30 E32 FOP= S10 E18 N10 W18$ E44 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0030	BARN,MT	0	100	18	25	450.00	UT	9.00	9.00	100	2012	2012	3	100	4,050	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	25	300.00	UT	1.50	1.50	100	2012	2012	3	100	450	

LAND DESCRIPTION

TOTAL OB/XF 12,700

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			0.00	0.00	1.01	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,200							

REVIEW DATE 08/26/2020 BY JB Total Acres: 1.01 Total Land Value: 20,200 Market: 0 Agricultural: 0 Common: 20,200 PRINTED 09/09/2025 BY SYS