LOT 2 BLOCK 5 ODOMS SPRING
BROOK ADD S/D.

SCHAEFER DORIS ANN
284 SE JAMES AVE
LAKE CITY, FL 32025

2026

33-3S-17-06861-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

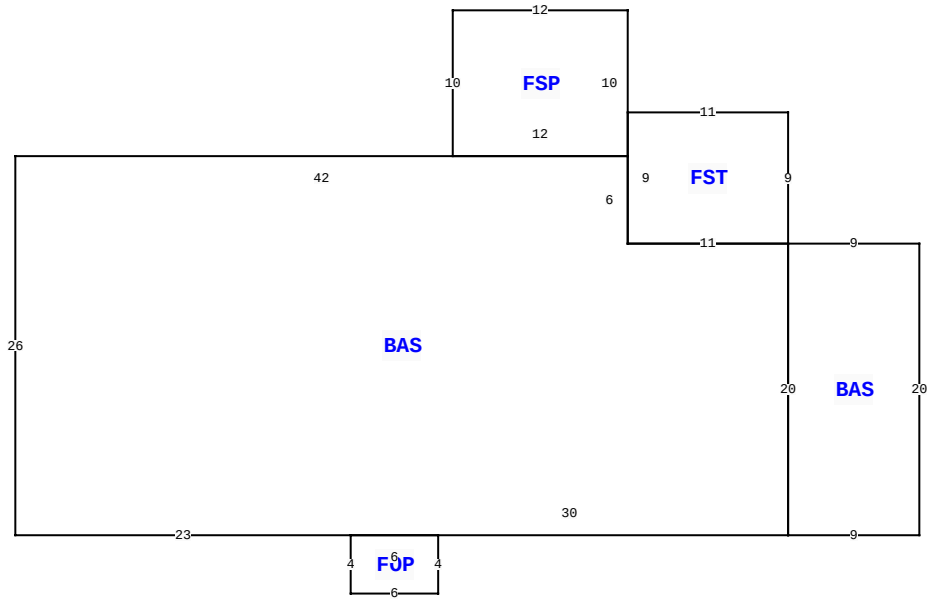
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	33317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	14,142
BAS	1,312	100		1,312	103,078
FOP	24	30		7	550
FSP	120	40		48	3,771
FST	99	55		54	4,243
TOTALS	1,735			1,601	125,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	107.9160	120.87	193,513	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1492 HX Base Yr



284 SE JAMES AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,783
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		144,983
SOH/AGL Deduction		79,521
ASSESSED VALUE		65,462
TOTAL EXEMPTION VALUE	HX HB	40,462
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,983

SALE:1:1: DOT CHECKED-HE LIKED PROPERTY-PAID TOO M

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/1902	2/15/2012	QC	U	I	11	100

GRANTOR: KURT SCHAEFER & DORIS
GRANTEE: DORIS ANN SCHAEFER

0951/1102	2/18/2002	WD	Q	I	06	21,500

GRANTOR: KURT SCHAEFER
GRANTEE: KURT & DORIS ANN SC

BUILDING NOTES

BUILDING DIMENSIONS

FST= N9 W11 S9 E11$ BAS= W11 N6 FSP= N10 W12 S10 E12$ W42 S26 E23 FOP= S4 E6 N4 W6$ E30 BAS= E9 N20 W9 S20$ N20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	100		RSF/MM	110.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS