

LOT 6 BLOCK D BELLAIRE S/D.
QC 868-64, WD 996-1939, WD 1313-

TILTON CHYANNE SCHAUER
378 SE TRIBBLE ST
LAKE CITY, FL 32025

2025

34-3S-17-07010-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	06
NEIGHBORHOOD/LOC 34317.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100		1,432	120,687
FOP	56	30		17	1,433
FSP	348	40		139	11,715
FST	60	55		33	2,781
TOTALS	1,896			1,621	136,616

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,621	115.7700	129.66	210,179	1964	1964	0	0	0	35.00	65.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1432 HX Base Yr 2021												
378 SE TRIBBLE ST, LAKE CITY												

BLD DATE			LGL DATE			04/21/2023		MLU	
XF DATE			LAND DATE						
INC DATE			AG DATE						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

TOTAL OB/XF									
1,850									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		136,616	
TOTAL MARKET OB/XF VALUE		1,850	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		156,966	
SOH/AGL Deduction		46,731	
ASSESSED VALUE		110,235	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		59,513	
TOTAL JUST VALUE		156,966	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,432	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045897	Roof Replacement	12,500	11/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/0971	5/28/2019	WD	Q	I	01	108,000
GRANTOR: SUMMERALL HOLDINGS LL						
GRANTEE: SHYANNE L SCHAUER						
1313/0218	4/12/2016	WD	Q	I	01	60,300
GRANTOR: MARY E HORNSBY						
GRANTEE: SUMMERALL HOLDINGS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 S34 E25 FOP= S4 E14N4 W14\$ E14 S4 E17 N20 FST= N6 W10S6 E10\$ W10 N6 FSP= E4 N12 W29 S12 E25\$ W30 N12\$.									