

LOT 16 BLOCK B SPRING HILLS S/D.
741-281, 788-2396, 799-1710, DC

SCHRADER ANDREW/SCHRADER KACEY
1864 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2026

36-5S-15-00488-041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	05	AVERAGE 10
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	01	01 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC 36515.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	20,974
FEP	252	85		214	4,676
FSP	110	40		44	961

TOTALS	1,322			1,218	26,611
--------	-------	--	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	20	40	800.00	UT	1.50	1.50	
2	0296	SHED METAL	0	0	24	40	1.00	UT	0.00	0.00	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	0		A-1	154.00	287.00	0.50	LT	
2	0000	C	VAC RES	0		00	0.00	0.00	0.50	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,218	91.0400	54.62	66,527	1995	1995	0	0	60.00	40.00

1 MOBILE HME 0% - 0

Heated Area: 960

HX Base Yr

135 SW WALNUT PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		26,611	
TOTAL MARKET OB/XF VALUE		13,250	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		52,861	
SOH/AGL Deduction		0	
ASSESSED VALUE		52,861	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		52,861	
TOTAL JUST VALUE		52,861	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		52,861	

SALE:3:1: 2 LOTS - 2 PRCLS
SALE:2:1: LOT 16 BLOCK B SPRING HILLS S/D
SALE:1:1: LOT 16 BLOCK B SPRING HILLS S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1356/0486	3/19/2018	PR	Q	I	01	31,000	
GRANTOR: ROBERTA O GETZAN PR R							
GRANTEE: ANDREW & KACEY SCHR							
1165/0767	11/28/2008	WD	Q	I	01	100	
GRANTOR: ROBERT C BRAINARD & M							
GRANTEE: ROBERT C BRAINARD							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W19 FEP= N12 W21 S12 E21\$ W21 S24 E23 FSP= S10 E11 N10 W11\$ E17 N24\$.											