S DIV: LOT 3 & E1/2 LOT 4 FIELDS
S/D OF BLOCK 322.

SCHAUDT DONALD R/SCHAUDT KATHYSUE F
157 SW IVAN ST
LAKE CITY, FL 32025-5838

2027

00-00-00-14118-000

BUILDING CHARACTERISTICS

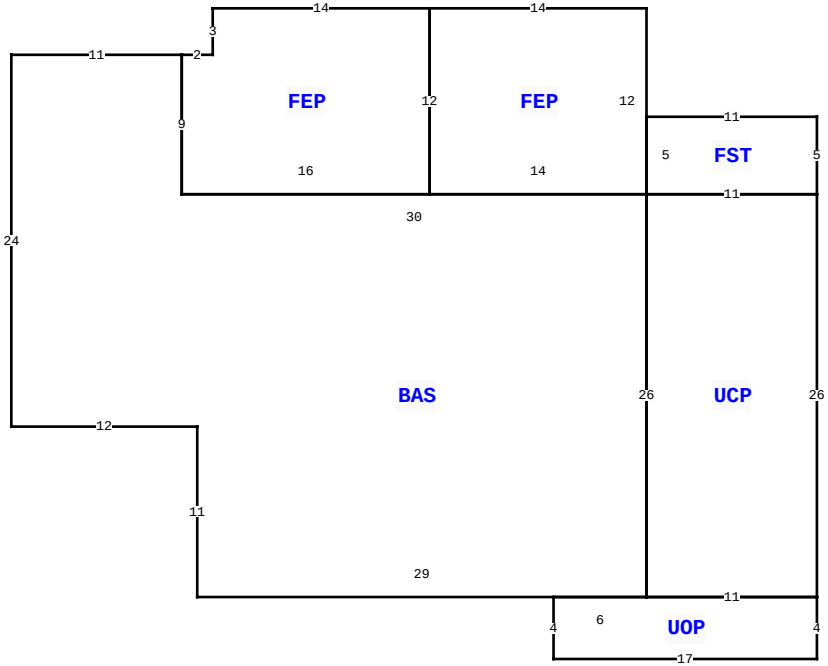
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,033	100		1,033	61,243
FEP	168	80		134	7,944
FEP	186	80		149	8,834
FST	55	55		30	1,778
UCP	286	20		57	3,379
UOP	68	20		14	830
TOTALS	1,796			1,417	84,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	82.9160	91.21	129,245	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1033 HX Base Yr 2020



157 SW IVAN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		84,009
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		12,875
TOTAL MARKET VALUE		97,184
SOH/AGL Deduction		29,098
ASSESSED VALUE		68,086
TOTAL EXEMPTION VALUE	HX HB	43,086
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,713

LAND:1:1: SW1/4 32-3S-17

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0554			06/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/1350	10/06/2016	WD	Q	I	01	50,000
GRANTOR: JAMES W THOROLD						
GRANTEE: DONALD R & KATHYSUE						
1281/0884	9/09/2014	WD	U	I	12	36,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JAMES W THOROLD						

BUILDING NOTES

BUILDING DIMENSIONS

FST= S5 W11 FEP= N12 W14 S12E14 $ BAS= W30 N9 FEP= E2 N3E14 S12 W16 N9$ W11 S24 E12 S11 E29 UOP= E11 S4 W17 N4 E6$ N26$ UCP= E11 S26 W11 N26$ N5 E11$.

LAND DESCRIPTION

TOTAL OB/XF 300

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		RMF-2	0.00	0.00	10,300.00	SF		1.00	1.00	1.00	1.25	1.25	12,875							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.24 Total Land Value: 12,875 Market: 0 Agricultural: 0 Common: 12,875 PRINTED 11/16/2026 BY SYS