

LOT 19 SUZANNE S/D UNIT 5.  
575-509, 749-2174, 802-1389, 807

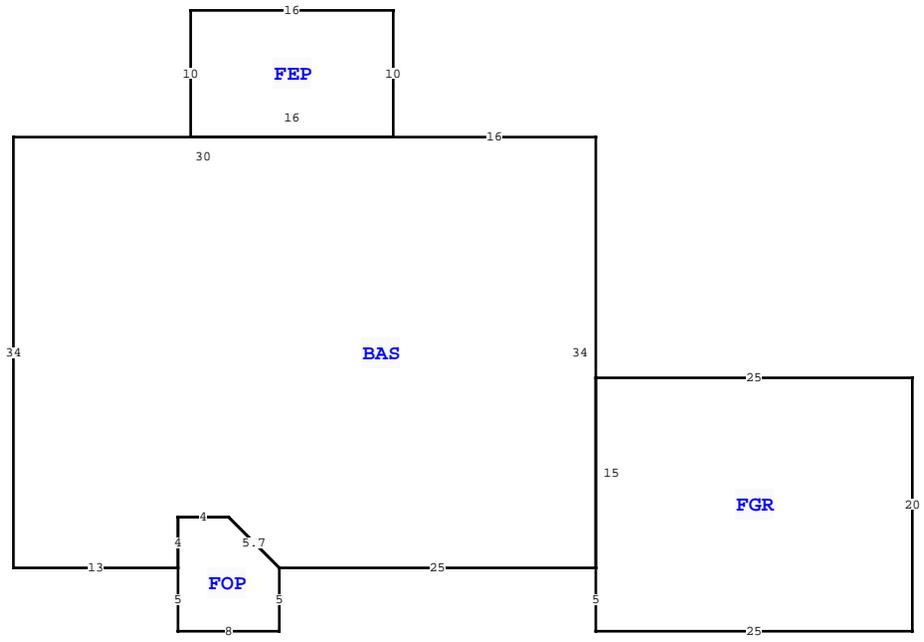
SCHROER DAVID/SCHROER SHAYLIN  
116 SE KIWI WAY  
LAKE CITY, FL 32025

**2026**

03-4S-17-07570-125

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024									Heated Area: 1540	HX Base Yr 2024



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		196,298	
TOTAL MARKET OB/XF VALUE		2,597	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		217,395	
SOH/AGL Deduction		20,530	
ASSESSED VALUE		196,865	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		145,454	
TOTAL JUST VALUE		217,395	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,294	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043917	Roof Replacement	21,790	03/14/2022
000042417	Roof Replacement	15,210	07/27/2021
27969	ADDN SFR	117	07/24/2009
9506	SFR	255	03/23/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/420	8/28/2023	WD Q	Q	I	01	257,400

GRANTOR: ALEXANDER VERONIKA C  
GRANTEE: SCHROER DAVID  
1280/2075 9/02/2014 WD Q I 01 114,500  
GRANTOR: ELSIE S HOLLIDAY  
GRANTEE: VERONICA C ALEXANDE

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	154,077
FEP	160	80		128	12,806
FGR	500	55		275	27,514
FOP	64	30		19	1,901
TOTALS	2,264			1,962	196,298

EXTRA FEATURES																	
L N	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	798.00	UT	1.50	1.50	100	1995	1995	3	100	1,197	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

TOTAL OB/XF													
2,597													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W16 FEP= N10 W16 S10 E16\$ W30 S34 E13 FOP= S5 E8 N5 U4 L4 W4 S4\$ N4 E4 R4 D4 E25 FGR= S5 E25 N20 W25 S15\$ N34\$.													