COMM NE COR OF SE1/4 OF SW1/4, R
W R/W BIRLEY RD, RUN S ALONG R/W
R/W CR-252, SW ALONG R/W 553.89

SCHELLHAS EARL E JR/SCHELLHAS EMILY R
6792 150TH PL
WELLBORN, FL 32094

2026

05-4S-16-02780-010

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	13	LAM/VNLPLK 100
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05

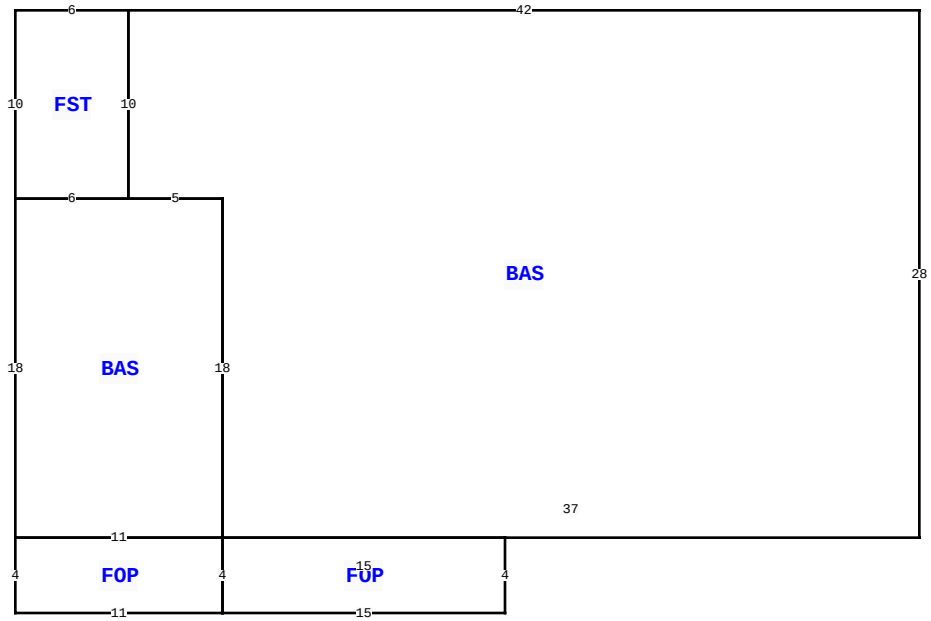
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	198	100		198	21,953
BAS	1,086	100		1,086	120,409
FOP	44	30		13	1,441
FOP	60	30		18	1,996
FST	60	55		33	3,659
TOTALS	1,448			1,348	149,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,348	119.7000	136.46	183,948	1978	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2025 Heated Area: 1284 HX Base Yr



2562 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,458
TOTAL MARKET OB/XF VALUE	1,950
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	177,408
SOH/AGL Deduction	0
ASSESSED VALUE	177,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,408
TOTAL JUST VALUE	177,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,038

SALE:2:1: SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050282	Electrical Servic	0	07/03/2024
000049016	Roof Replacement	10,000	01/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/1858	5/30/2024	WD	Q	I	01	230,000
GRANTOR: RICE ROBERT ALAN						
GRANTEE: SCHELLHAS EARL E JR						
1507/97	1/27/2024	QC	U	I	11	100
GRANTOR: CRARY CHERYL LYNN						
GRANTEE: RICE ROBERT ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W6 S10 E6 N10$S10 BAS= W6 S18 FOP= S4 E11 N4 W11$ E11 N18 W5$ E5 S18 FOP= S4 E15 N4 W15$ E37 N28$.

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	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0080	DECKING	0	0	10	16	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,950

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	0		A-1	100.00	220.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 09/16/2024 BY TP Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 05/12/2026 BY SYS