LOT 9 COUNTRY LANDINGS S/D.

ORB 820-229, 881-2591, WD 1002-7

SCHIER DEL J
289 SW CHALLENGER LN
LAKE CITY, FL 32025

2027

07-4S-17-08106-109

BUILDING CHARACTERISTICS

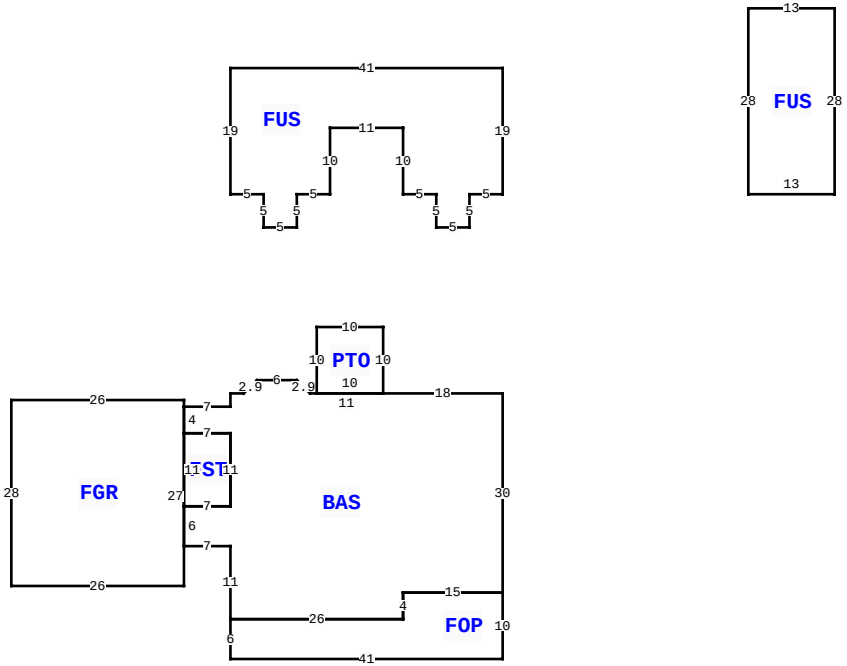
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100		1,420	160,583
FGR	728	55		400	45,235
FOP	306	30		92	10,404
FST	77	55		42	4,749
FUS	364	100		364	41,163
FUS	719	100		719	81,310
PTO	100	5		5	565
TOTALS	3,714			3,042	344,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,042	138.9234	152.82	464,878	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2016 Heated Area: 2503 HX Base Yr 2016



289 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	935.00	UT	2.00	2.00	100	1999	1999	3	100	1,870	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	370,384
TOTAL MARKET OB/XF VALUE	1,870
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	407,254
SOH/AGL Deduction	106,223
ASSESSED VALUE	301,031
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	249,620
TOTAL JUST VALUE	407,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,490

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051888	Roof Replacement	8,000	12/19/2024
000043376	Roof Replacement	16,569	12/13/2021
22123	PLANE HNGR	150	07/23/2004
15825	SFR	380	07/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/2215	8/16/2015	WD	Q	I	01	300,000
GRANTOR: DANIEL D & SHEILA M S						
GRANTEE: DEL J SCHIER						
1289/1249	10/06/2014	WD	U	I	30	120,100
GRANTOR: SAURIOL RENTALS LLC						
GRANTEE: DANIEL D & SHEILA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N10 W10 S10 E10$ W11 U2 L2 W6 L2 D2 W2 S2 W7 FGR= N1 W26 S28 E26 N27$ S4 FST= S11 E7 N11 W7$ E7 S11 W7 S6 E7 S11 FOP= S6 E41 N10 W15 S4 W26$ E26 N4 E15 N30$ PTR= N30 FUS= N19 W41 S19 E5 S5 E5 N5 E5 N10 E11 S10 E5 S5 E5 N5 E5$ S30$ PTR= N30 E50 FUS= N28 W13 S28 E13$ S30 W50$.

LAND DESCRIPTION

TOTAL OB/XF 1,870

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		RSF-1	120.00	187.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/13/2025 BY JS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS

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289 SW CHALLENGER LN
LAKE CITY, FL 32025

2027

07-4S-17-08106-109

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition		N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

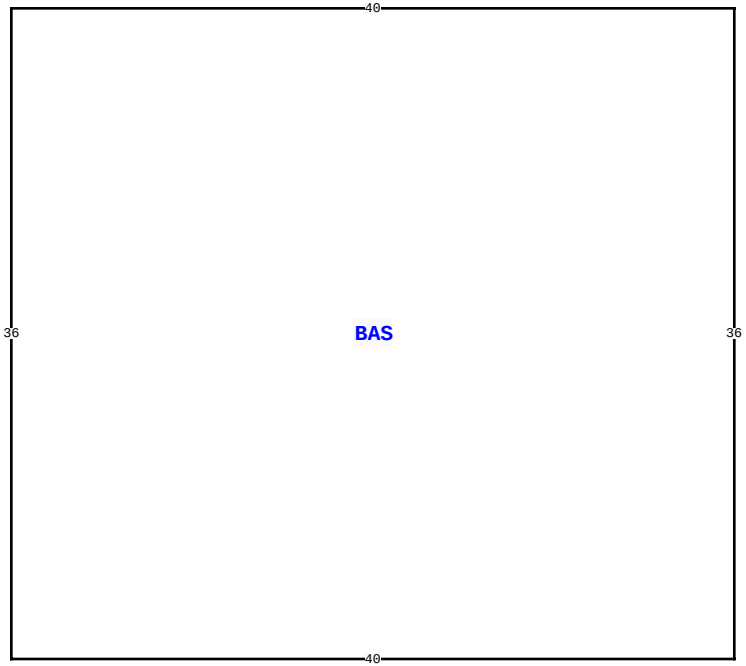
NEIGHBORHOOD/LOC 7417.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	26,374
TOTALS	1,440			1,440	26,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	1,440	66.0000	24.42	35,165	2004	2004	0	0	0	25.00	75.00

2 AIR HANGAR 0% - 2016 Heated Area: 1440 HX Base Yr 2016



289 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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PREVIOUS YEAR MKT VALUE		413,490

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GRANTEE: DEL J SCHIER						
1289/1249	10/06/2014	WD	U	I	30	120,100
GRANTOR: SAURIOL RENTALS LLC						
GRANTEE: DANIEL D & SHEILA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S36 E40 N36$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/13/2025 BY JS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS