BEG AT SW COR OF NW1/4, RUN N 33
S 330 FT, W 264 FT TO POB, EX TH
DESC ORB 766-392.

SCHULTETUS LAYNE EDWARD/SUMMERLIN KAY CHRISTINE
1199 SW TROY ST
LAKE CITY, FL 32024

2027

10-4S-16-02853-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

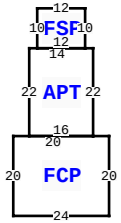
NEIGHBORHOOD/LOC 10416.00 1.00/

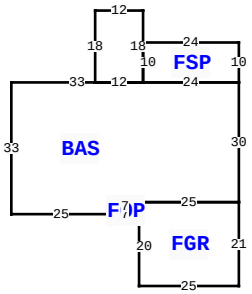
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	352	100		352	34,034
BAS	2,008	100		2,008	194,149
FCP	480	25		120	11,603
FGR	525	55		289	27,943
FOP	14	30		4	387
FSP	120	40		48	4,641
FSP	240	40		96	9,282
TOTALS	3,739			2,917	282,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,917	133.9939	147.39	429,937	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 2022 Heated Area: 2360 HX Base Yr 2022





1199 SW TROY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	262.00	UT	2.00	2.00	100	0	0	3	100	524	
2	0120	CLFENCE 4	0	100	0	0	140.00	UT	4.50	4.50	100	0	0	3	100	630	
3	0166	CONC,PAVMT	0	100	10	305	3,050.00	UT	2.00	2.00	100	0	0	3	100	6,100	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,039
TOTAL MARKET OB/XF VALUE		13,554
TOTAL LAND VALUE - MARKET		22,800
TOTAL MARKET VALUE		318,393
SOH/AGL Deduction		11,707
ASSESSED VALUE		306,686
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,275
TOTAL JUST VALUE		318,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,521

SALE:1:1: 2 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043937	Electrical Servic	0	03/16/2022
000042533	Remodel	34,431	10/06/2021
000042258	Electrical Servic	0	07/02/2021
000041910	Roof Replacement	5,000	05/13/2021
6428	ADDN SFR	43,000	09/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1287	10/21/2025	LE	U	I	14	100
GRANTOR: SCHULTETUS LAYNE EDWA						
GRANTEE: SCHULTETUS LAYNE ED						
1436/2265	4/27/2021	WD	Q	I	01	301,700
GRANTOR: DENO PEGGY S						
GRANTEE: SCHULTETUS LAYNE ED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N18 W12 S18 E12 W33 S33 E25 FOP= E7 N2 W7 S2$ N2 E7
FGR= S20E25 N21 W25 S1$ N1 E25 N30 FSP= N10W24 S10E24$ W24$
PTR= N60 FCP= N20 W4 APT= N22 W2 FSP= N10 W12 S10 E12$ W14
S22 E16$ W20 S20 E24$ S60$.

LAND DESCRIPTION

TOTAL OB/XF 13,554

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-	260.00	330.00	1.52	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,800							

REVIEW DATE 01/19/2024 BY JB Total Acres: 1.52 Total Land Value: 22,800 Market: 0 Agricultural: 0 Common: 22,800 PRINTED 11/17/2026 BY SYS