COMM NW COR OF SW1/4, S 73.83 FT
CR-240, E ALONG R/W, 1884.89 FT
RUN E ALONG CURVE 109.51 FT FOR

SCHRETZMANN KURT V
6568 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

10-5S-16-03525-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100		456	41,946
TOTALS	456			456	41,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	456	142.9428	111.50	50,844	2018	2018	0	0	0	17.50	82.50

1 SFR/PREMTL 100% - 2020 Heated Area: 456 HX Base Yr 2020

6568 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,946
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		160,805
TOTAL MARKET VALUE		70,598
SOH/AGL Deduction		2,824
ASSESSED VALUE		67,774
TOTAL EXEMPTION VALUE	HX HB DX	47,774
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		207,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,324

SALE:10:1: 24.97 AC W/ BARN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054531	Storage Building	54,900	11/19/2025
000053947	Right-of-Way Acce		08/28/2025
37097	SFR	338	08/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2689	11/06/2020	GD	U	I	30	100
GRANTOR: ARLENE SCHRETZMANN LA						
GRANTEE: KURT V SCHRETZMANN						
1384/0516	5/06/2019	WD	Q	I	03	200,000
GRANTOR: CALVIN C CURRY						
GRANTEE: KURT V SCHRETZMANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2016 = 456$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	21.97	AC		1.00	1.00	1.00	280.00	280.00	6,152							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.97	AC		1.00	1.00	1.00	6,500.00	6,500.00	142,805							

REVIEW DATE 07/23/2026 BY kellen Total Acres: 24.97 Total Land Value: 24,152 Market: 142,805 Agricultural: 6,152 Common: 18,000 PRINTED 11/17/2026 BY SYS