LOT 9 SUWANNEE RIVER BLUFFS.
498-660, QC 1291-2389, AG 1291-2

SCHRADER ANDY/SCHRADER KACEY
1864 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2026

12-2S-15-00035-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12215.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,100
TOTAL MARKET VALUE	10,100
SOH/AGL Deduction	0
ASSESSED VALUE	10,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,100
TOTAL JUST VALUE	10,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,100

LAND:1:1: 2.90 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38445	PUMP/UTPOL	500	08/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/1381	3/07/2019	WD	Q	V	01	18,000
GRANTOR: SANDRA ALVAREZ						
GRANTEE: ANDY & KACEY SCHRAD						
1379/0339	2/07/2019	PB	U	V	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SANDRA ALVAREZ						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

864 NW THUNDER ST, WHITE SPRINGS

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	0132	C	SFR RIVER	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,100.00	10,100.00	10,100							

REVIEW DATE 10/14/2022 BY JB Total Acres: 2.88 Total Land Value: 10,100 Market: 0 Agricultural: 0 Common: 10,100 PRINTED 03/24/2026 BY SYS