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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	12,000
SOH/AGL Deduction	890
ASSESSED VALUE	11,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,110
TOTAL JUST VALUE	12,000
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						

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

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/08/2026 MLU
AG DATE	

864 NW THUNDER ST, WHITE SPRINGS

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	12,000.00	12,000.00	12,000							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 2.88 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/09/2026 BY SYS