LOT 14 SOUTHERN LANDINGS AVIATIO
WD 1038-2884LIFE EST. WD 1154-27

SCHULDT CHRISTOPHER J
245 SW PLANTATION TER
LAKE CITY, FL 32025

2027

12-4S-16-02941-114

BUILDING CHARACTERISTICS

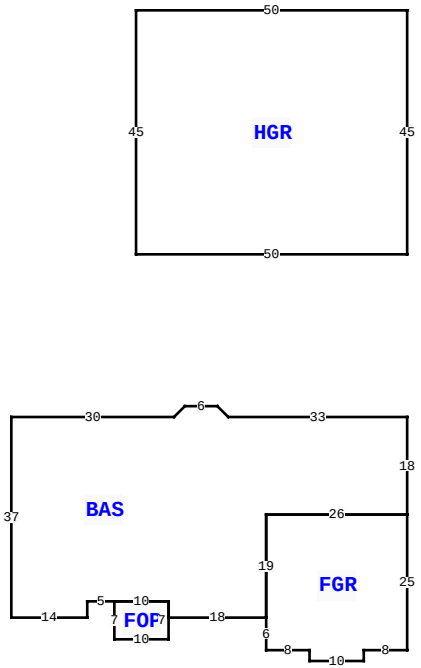
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,178	100		2,178	245,971
FGR	670	55		368	41,560
FOP	70	30		21	2,372
HGR	2,250	45		1,012	114,290
TOTALS	5,168			3,579	404,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,579	128.2534	141.08	504,925	2006	2006	0	0	0	19.95	80.05

1 SINGLE FAM 100% - 2023 Heated Area: 2178 HX Base Yr 2023



245 SW PLANTATION TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	5,000.00	UT	2.50	2.50	100	2006	2006	3	100	12,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		404,192
TOTAL MARKET OB/XF VALUE		16,300
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		455,492
SOH/AGL Deduction		8,508
ASSESSED VALUE		446,984
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		395,573
TOTAL JUST VALUE		455,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055769	Roof Replacement	45,436	05/29/2026
000054557	Swimming Pool and	20,000	11/22/2025
23227	SFR	607	06/03/2005
22984	PLANE HNGR	370	04/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/338	8/25/2021	WD	Q	I	01	425,000
GRANTOR: REESE SHIRLEY R						
GRANTEE: SCHULDT CHRISTOPHER						
1446/336	8/25/2021	QC	U	I	11	100
GRANTOR: REESE SHIRLEY R TRUST						
GRANTEE: REESE SHIRLEY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 L2 U2 W6 D2 L2 W30 S37 E14 N3 E5 FOP= S7 E10 N7 W10$ E10 S3 E18 FGR= S6 E8 S2 E10 N2 E8 N25 W26 S19$ N19 E26 N18$ PTR= N30 HGR= N45 W50 S45 E50$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 16,300

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/25/2023 BY KS Total Acres: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS