

(AKA PRCL #3 PRICE CREEK UNR  
 PHASE 2 DESC AS):  
 COMM 1221.80 FT E OF SW COR OF

SCHRADER ANDREW D  
 1864 SE COUNTY ROAD 245A  
 LAKE CITY, FL 32025

**2026**

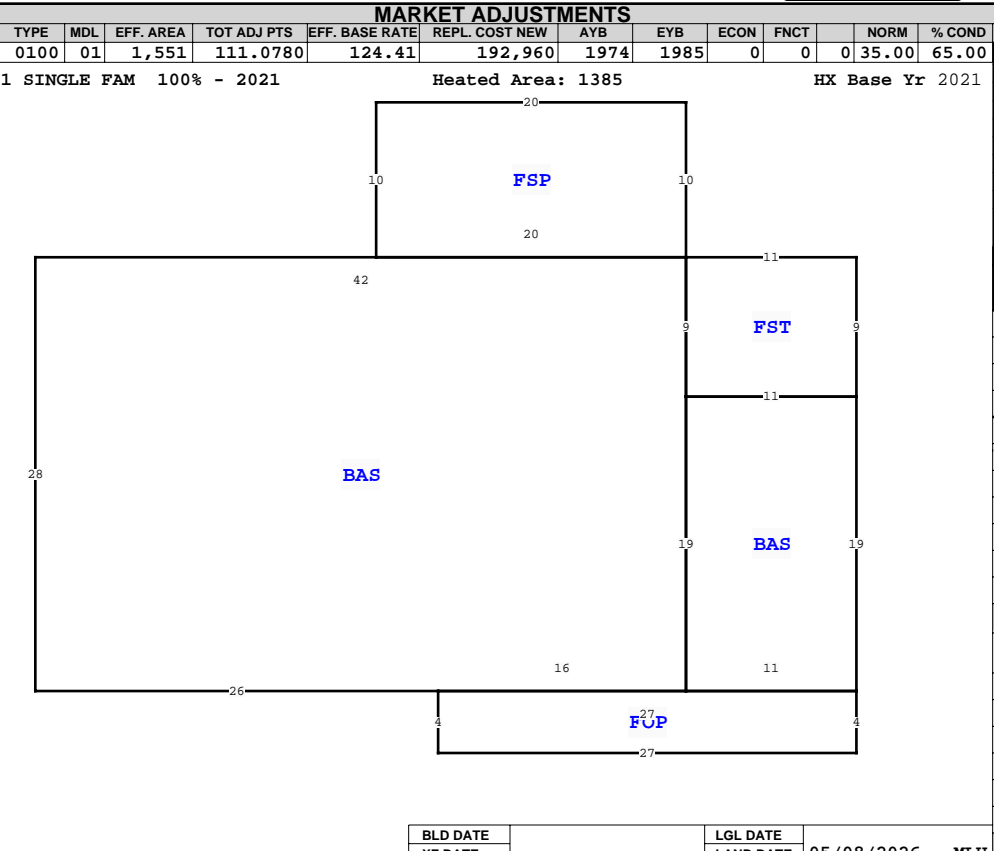
14-4S-17-08346-016  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	14417.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100		209	16,901
BAS	1,176	100		1,176	95,099
FOP	108	30		32	2,588
FSP	200	40		80	6,469
FST	99	55		54	4,367
TOTALS	1,792			1,551	125,424

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,551	111.0780	124.41	192,960	1974	1985	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1385 HX Base Yr 2021



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			125,424
TOTAL MARKET OB/XF VALUE			150
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			143,574
SOH/AGL Deduction			48,341
ASSESSED VALUE			95,233
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			43,822
TOTAL JUST VALUE			143,574
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/2321	4/30/2020	WD	U	I	12	64,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ANDREW D SCHRADER						
1384/0675	5/08/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

L N	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	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	

BLD DATE		LGL DATE	05/08/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
1864 SE COUNTY ROAD 245A , LAKE CITY				
<b>TOTAL OB/XF 150</b>				

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= N10 W20 S10 E20\$ BAS= W42 S28 E26 FOP= S4 E27 N4 W27\$ E16 BAS= E11 N19 W11 S19\$ N19 FST= E11 N9 W11 S9\$ N9\$.	

LAND DESCRIPTION		TOTAL OB/XF 150																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							