(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

2027

14-4S-17-08346-016

BUILDING CHARACTERISTICS

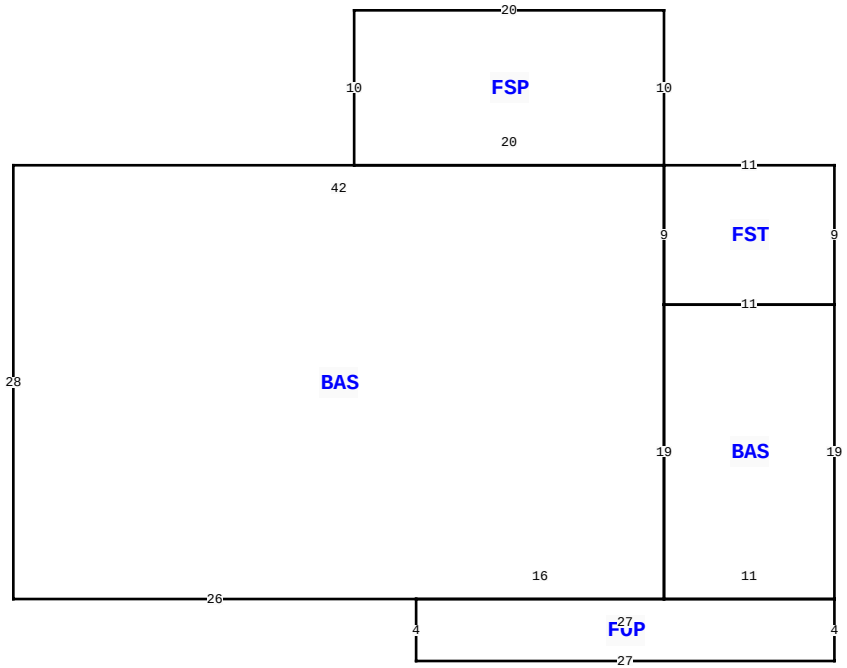
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	16,600
BAS	1,176	100		1,176	93,402
FOP	108	30		32	2,542
FSP	200	40		80	6,354
FST	99	55		54	4,289
TOTALS	1,792			1,551	123,186

MARKET ADJUSTMENTS

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	122.19	189,517	1974	1985	0	0	0	35.00	65.00

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



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

1864 SE COUNTY ROAD 245A , LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,186
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		141,336
SOH/AGL Deduction		43,246
ASSESSED VALUE		98,090
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,679
TOTAL JUST VALUE		141,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,574

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						

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$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/19/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS