

COMM AT NE COR OF NW1/4 OF NE  
1/4 OF SEC, RUN S 2159.31 FT  
TO POB, W 471.83 FT, S 464 FT

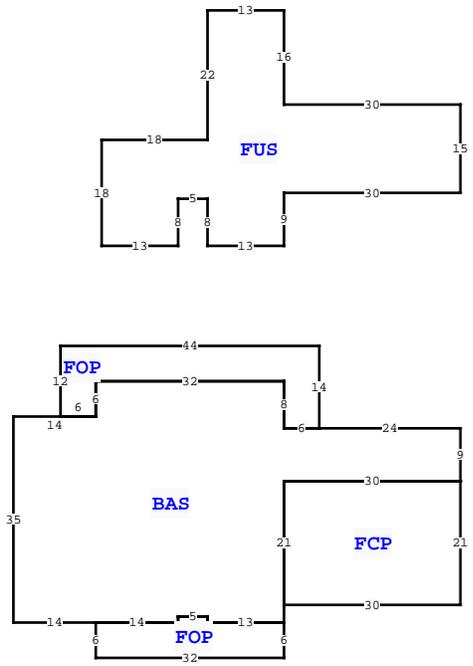
SCHREIBER BRIAN P/SCHREIBER KATHERINE L  
4267 NW LASSIE BLACK ST  
WHITE SPRINGS, FL 32096

**2026**

15-2S-16-01618-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	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	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	15216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,067	100	
FCP	630	25	
FOP	197	30	
FOP	348	30	
FUS	1,254	100	
TOTALS	4,496		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,642	118.5534	135.15	492,216	2006	2006	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2007 Heated Area: 3321 HX Base Yr 2007												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				398,695		
TOTAL MARKET OB/XF VALUE				6,592		
TOTAL LAND VALUE - MARKET				35,070		
TOTAL MARKET VALUE				414,076		
SOH/AGL Deduction				139,406		
ASSESSED VALUE				274,670		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				223,259		
TOTAL JUST VALUE				440,357		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				438,202		
LAND:2:1: 5/25/06 THIS PRCL JOINS 01618-000 AG JS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
24413	SFR	584	04/21/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/1889	8/09/2005	WD U	V		08	15,100
GRANTOR: SUWANNEE INVESTMENT C						
GRANTEE: BRIAN P & KATHERINE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W24 FOP= N14 W44 S12 E6 N6 E32 S8 E6\$ W6 N8 W32 S6 W14 S35 E14 FOP= S6 E32 N6 W13 N1 W5 S1 W14\$ E14 N1 E5 S1 E13 N3 FCP= E30 N21 W30 S21\$ N21 E30 N9\$ PTR= N40 FUS= N15 W30 N16 W13 S22 W18 S18 E13 N8 E5 S8 E13 N9 E30\$ S40\$.						

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0040	BARN, POLE	0	100	24	36	UT	3.00	3.00	100	2006	2006	3	100	2,592	
3	0260	PAVEMENT-A	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	1,600	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2023	2022		100	400	

LAND DESCRIPTION													TOTAL OB/XF											
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0			0.00	0.00	4.02	AC		1.00	1.00	1.00	445.00	445.00	1,789							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,070							