LOTS 5 & 6 BLOCK B FOREST COUNTR ADDITION.

SCHULTZ RICHARD/SCHULTZ CHERI
154 SW LOBLOLLY PL
LAKE CITY, FL 32024

2026

15-4S-16-03000-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

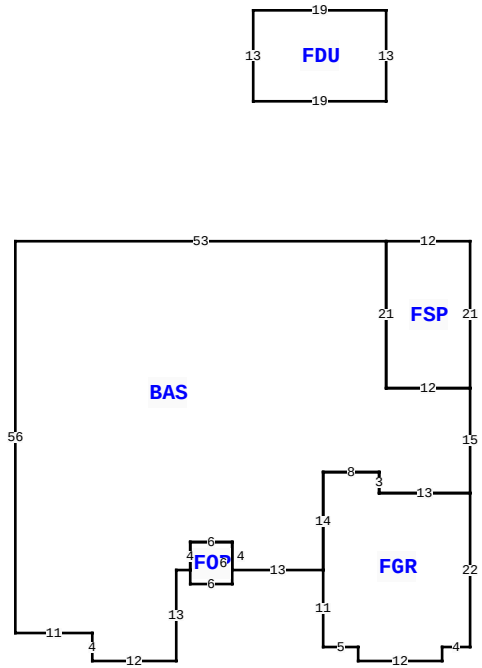
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,779	100		2,779	282,894
FDU	247	60		148	15,066
FGR	510	55		280	28,503
FOP	36	30		11	1,120
FSP	252	40		101	10,281
TOTALS	3,824			3,319	337,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,319	123.2385	138.03	458,122	2000	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2021 Heated Area: 2779 HX Base Yr 2021



154 SW LOBLOLLY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		337,865
TOTAL MARKET OB/XF VALUE		5,574
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		413,439
SOH/AGL Deduction		86,626
ASSESSED VALUE		326,813
TOTAL EXEMPTION VALUE	HX HB 13	326,813
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		413,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041588	Roof Replacement	18,000	03/24/2021
16735	SFR	395	03/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/205	10/29/2020	WD	Q	V	04	28,000
GRANTOR: MATTHEW S HENTZELMAN						
GRANTEE: RICHARD & CHERI SCH						
1411/1753	4/29/2020	WD	Q	I	04	284,500
GRANTOR: NELLA G DURHAM(ENH LE						
GRANTEE: RICHARD & CHERI SCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S56 E11 S4 E12 N13 E2 FOP= S2 E6 N6 W6 S4$ N4 E6 S4 E13 FGR= S11 E5 S2 E12 N2 E4 N22 W13 N3 W8 S14$ N14 E8 S3 E13 N15 FSP= N21 W12 S21 E12$ W12 N21$ PTR= N20 FDU= N13 W19 S13 E19$ S20$.

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	2,916.00	UT	1.50	1.50	100	2000	2000	3	100	4,374	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,574

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/06/2024 BY KS Total Acres: 1.46 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 01/12/2026 BY SYS