LOT 71 HI-DRI ACRES UNIT 2.

773-1199, DC 1010-2744,

SCHNEIDERS LAWRENCE DAVID/SCHNEIDERS MARY SUE
275 SW WHEAT PL
LAKE CITY, FL 32024

2027

15-5S-16-03626-071

BUILDING CHARACTERISTICS

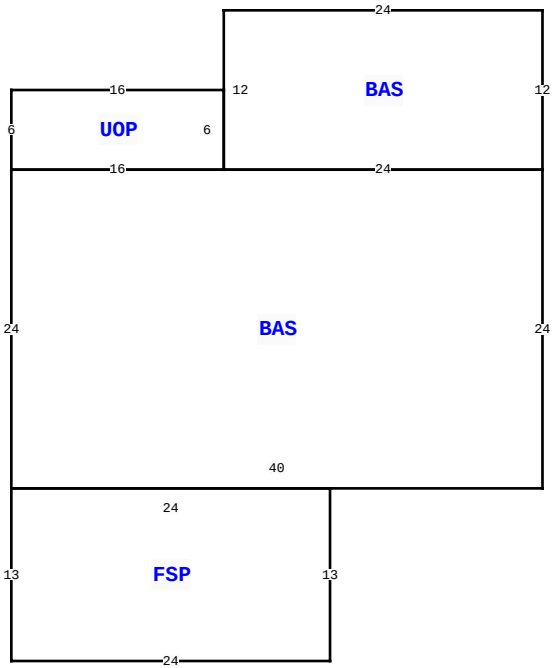
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	5,717
BAS	960	100		960	19,058
FSP	312	40		125	2,482
UOP	96	25		24	476
TOTALS	1,656			1,397	27,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,397	82.7100	49.63	69,333	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 50% - 0 Heated Area: 1248 HX Base Yr



275 SW WHEAT PL, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,530
TOTAL MARKET OB/XF VALUE	16,859
TOTAL LAND VALUE - MARKET	34,240
TOTAL MARKET VALUE	132,629
SOH/AGL Deduction	30,595
ASSESSED VALUE	102,034
TOTAL EXEMPTION VALUE	HA HAB SX 13,707
BASE TAXABLE VALUE	88,327
TOTAL JUST VALUE	132,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050808	Mobile Home		10/31/2025
000050802	Right-of-Way Acce		09/12/2024
18589	M H	125	08/08/2001
7549	M H	60	09/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0773/1199	4/12/1993	WD	Q	I		24,000
GRANTOR: JOHN LEVIN						
GRANTEE: SCHNEIDERS						
0526/0018	10/01/1983	WD	Q	V	01	10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W24 S12 E24$ BAS= W24 UOP= N6 W16 S6 E16$ W16 S24
FSP= S13 E24 N13 W24$ E40 N24$.

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	0080	DECKING	0	50	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	50	12	14	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0294	SHED WOOD/	0	50	12	16	192.00	UT	4.50	4.50	100	0	0	3	100	864	
4	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	50	20	25	500.00	UT	3.00	3.00	65	1993	1993	3	65	975	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0294	SHED WOOD/	0	50	10	16	160.00	UT	7.50	7.50	60	1993	1993	3	60	720	
8	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
9	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
10	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 15,959

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	0200	C	MBL HM	50			0.00	0.00	1.14	AC		1.00	1.00	1.00	16,000.00	16,000.00	18,240							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 02/18/2026 BY KS Total Acres: 2.14 Total Land Value: 34,240 Market: 0 Agricultural: 0 Common: 34,240 PRINTED 11/17/2026 BY SYS

LOT 71 HI-DRI ACRES UNIT 2.

773-1199, DC 1010-2744,

SCHNEIDERS LAWRENCE DAVID/SCHNEIDERS MARY SUE
275 SW WHEAT PL
LAKE CITY, FL 32024

2027

15-5S-16-03626-071

BUILDING CHARACTERISTICS

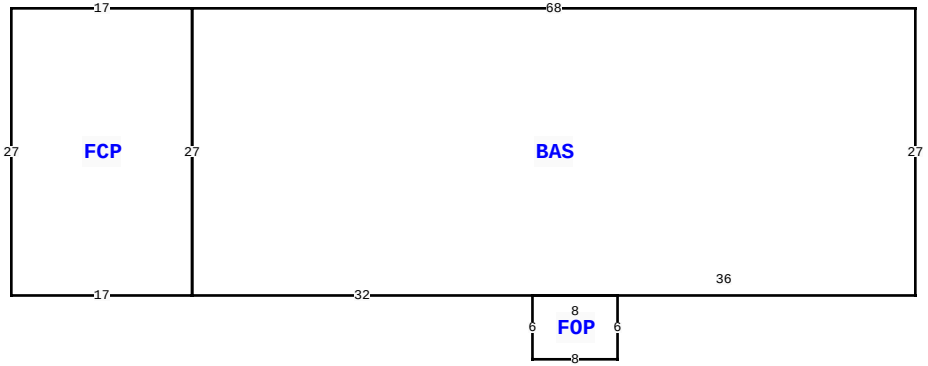
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	50,189
FCP	459	25		115	3,144
FOP	48	35		17	465
TOTALS	2,343			1,968	53,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,968	113.9000	68.34	134,493	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1836 HX Base Yr



275 SW WHEAT PL, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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
11	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
12	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
13	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,530
TOTAL MARKET OB/XF VALUE		16,859
TOTAL LAND VALUE - MARKET		34,240
TOTAL MARKET VALUE		132,629
SOH/AGL Deduction		30,595
ASSESSED VALUE		102,034
TOTAL EXEMPTION VALUE	HA HAB SX	13,707
BASE TAXABLE VALUE		88,327
TOTAL JUST VALUE		132,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0773/1199	4/12/1993	WD	Q	I		24,000
GRANTOR: JOHN LEVIN						
GRANTEE: SCHNEIDERS						
0526/0018	10/01/1983	WD	Q	V	01	10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 FCP= W17 S27 E17 N27$ S27 E32 FOP= S6 E8 N6 W8$ E36 N27$.

LAND DESCRIPTION

TOTAL OB/XF 900

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

REVIEW DATE 02/18/2026 BY KS Total Acres: 2.14 Total Land Value: 34,240 Market: 0 Agricultural: 0 Common: 34,240 PRINTED 11/17/2026 BY SYS