THE W 385 FT OF N1/2 OF S1/2 OF NE1/4 OF SW1/4, EX THE EAST 150 LAND 20 FT WIDE N & S & 235.20 F

SCHIMP EDWARD C/WALDRON PATRICIA
2685 N US HIGHWAY 441
LAKE CITY, FL 32055

**2027**

**17-3S-17-05039-000**

## BUILDING CHARACTERISTICS

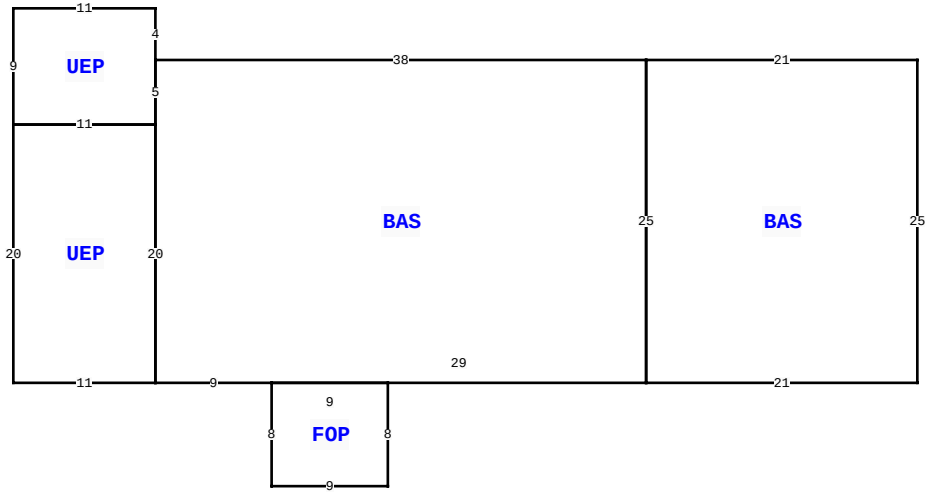
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 07 |
| NEIGHBORHOOD/LOC | 17317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 525 | 100 | | 525 | 43,776 |
| BAS | 950 | 100 | | 950 | 79,213 |
| FOP | 72 | 30 | | 22 | 1,834 |
| UEP | 99 | 60 | | 59 | 4,920 |
| UEP | 220 | 60 | | 132 | 11,006 |
| TOTALS | 1,866 | | | 1,688 | 140,749 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,688 | 116.6200 | 128.28 | 216,537 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1475 HX Base Yr 2022




2685 N US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 50 | |
| 3 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 200 | |
| 4 | 0011 | BARN,BLK A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 700 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 140,749 |
| TOTAL MARKET OB/XF VALUE | | 2,250 |
| TOTAL LAND VALUE - MARKET | | 7,200 |
| TOTAL MARKET VALUE | | 150,199 |
| SOH/AGL Deduction | | 16,651 |
| ASSESSED VALUE | | 133,548 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 32,137 |
| TOTAL JUST VALUE | | 150,199 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 152,756 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056485 | Remodel | 6,068 | 09/02/2026 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1570/2512 | 6/19/2026 | QC | U | I | 11 | 100 |
| GRANTOR: SCHIMP EDWARD C | | | | | | |
| GRANTEE: SCHIMP EDWARD C | | | | | | |
| 1433/769 | 3/18/2021 | WD | Q | I | 01 | 118,900 |
| GRANTOR: UNDERWOOD CHRISTINA | | | | | | |
| GRANTEE: SCHIMP EDWARD C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 UEP= N4 W11 S9 E11 N5$ S5 UEP= W11 S20 E11 N20$ S20 E 9 FOP= S8 E9 N8 W9$ E29 BAS= E21 N25 W21 S25$ N25$.

## LAND DESCRIPTION

TOTAL OB/XF 2,250

| 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 | | | 0.00 | 0.00 | 0.48 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 7,200 | | | | | | | |

REVIEW DATE 08/17/2015 BY DF Total Acres: 0.48 Total Land Value: 7,200 Market: 0 Agricultural: 0 Common: 7,200 PRINTED 11/17/2026 BY SYS