COMM SE COR OF NW1/4 OF SE1/4,
RUN W 667.53 FT, N 875.73 FT,
NE 28.6 FT FOR POB, CONT NE

SCHWARTZ BRYAN C/SCHWARTZ PHALON
231 SW SELLERS WAY
LAKE CITY, FL 32025

2027

28-4S-17-08810-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 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 02

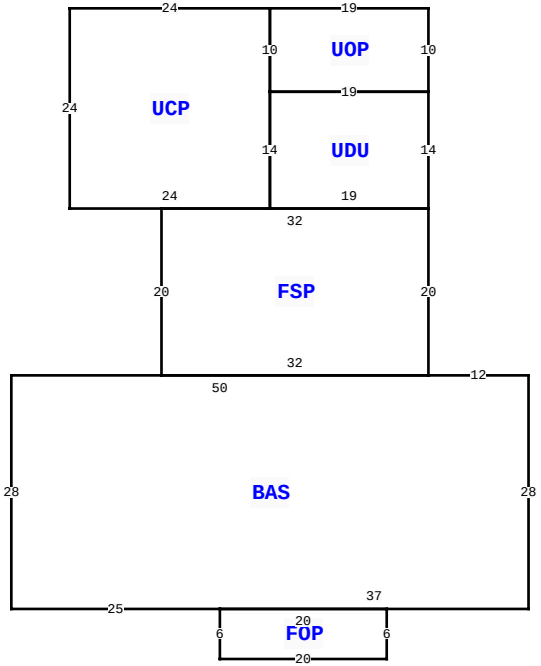
NEIGHBORHOOD/LOC 28417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	139,188
FOP	120	30		36	2,887
FSP	640	40		256	20,526
UCP	576	20		115	9,220
UDU	266	55		146	11,706
UOP	190	20		38	3,047
TOTALS	3,528			2,327	186,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	112.1320	123.35	287,035	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1736 HX Base Yr 2014



231 SW SELLERS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1992	1992	3	40	14,336	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0282	POOL ENCL	0	100	49	24	1,176.00	UT	15.00	15.00	100	2008	2008	3	40	7,056	
5	0296	SHED METAL	0	100	0	0	1.00	UT	700.00	700.00	50	2012	2012	3	50	350	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,900	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,573
TOTAL MARKET OB/XF VALUE	28,742
TOTAL LAND VALUE - MARKET	37,800
TOTAL MARKET VALUE	253,115
SOH/AGL Deduction	99,008
ASSESSED VALUE	154,107
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	102,696
TOTAL JUST VALUE	253,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30425	MAINT/ALTR	45	08/27/2012
27118	POOL ENCL	95	06/26/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/0801	4/19/2013	WD	Q	I	01	150,000
GRANTOR: PAUL & MOLLY FRAZIER						
GRANTEE: BRYAN C & PHALON SC						
0953/2414	5/15/2002	WD	P	I	99	82,000
GRANTOR: THOMAS KENNEDY						
GRANTEE: PAUL & MOLLY FRAZIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N20 UDU= N14 UOP= N10 W19 S10 E19$ W19 UCP= N10 W24 S24 E24N14$ S14 E19$ W32 S20 E32$ W50S28 E25 FOP= S6E20 N6 W20$ E37 N28$.

LAND DESCRIPTION

TOTAL OB/XF 28,742

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	2.70	AC		1.00	1.00	1.00	14,000.00	14,000.00	37,800							

REVIEW DATE 08/18/2020 BY KR Total Acres: 2.70 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 11/17/2026 BY SYS