

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

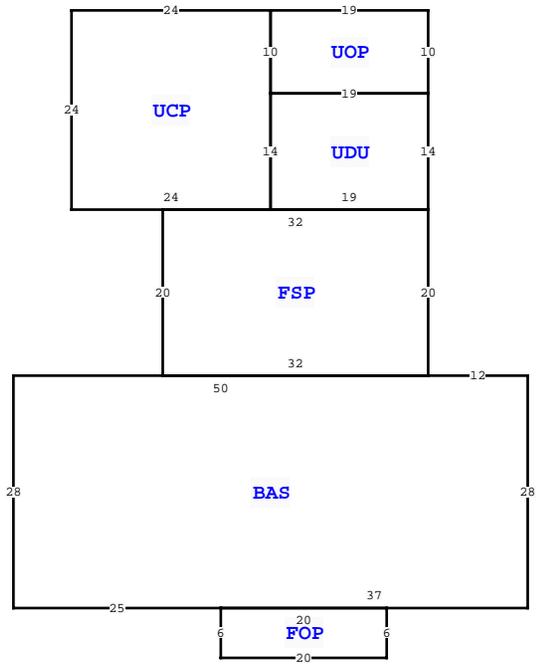
SCHWARTZ BRYAN C/SCHWARTZ PHALON
 231 SW SELLERS WAY
 LAKE CITY, FL 32025

2026

28-4S-17-08810-001


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	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	03 100
Kitchen Adjus	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
BAS	1,736
FOP	120
FSP	640
UCP	576
UDU	266
UOP	190
TOTALS	3,528

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	125.59	292,248	1984	1984	0	0	35.00	65.00
1 SINGLE FAM 100% - 2014 Heated Area: 1736 HX Base Yr 2014											



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	189,961	
TOTAL MARKET OB/XF VALUE	28,742	
TOTAL LAND VALUE - MARKET	37,800	
TOTAL MARKET VALUE	256,503	
SOH/AGL Deduction	106,885	
ASSESSED VALUE	149,618	
TOTAL EXEMPTION VALUE	51,411	
BASE TAXABLE VALUE	98,207	
TOTAL JUST VALUE	256,503	
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	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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0
2	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	1992
3	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993
4	0282	POOL ENCL	0	100	49	1,176.00	UT	15.00	15.00	100	2008
5	0296	SHED METAL	0	100	0	1.00	UT	700.00	700.00	50	2012
6	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2017
7	0031	BARN,MT AE	0	100	0	1.00	UT	0.00	0.00	100	2017
8	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2017

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
1	0100	C	SFR	100		A-1	0.00	0.00	2.70	AC	1.00

BUILDING NOTES											
BLD DATE 04/07/2025 MLU											
LGL DATE											
LAND DATE											
AG DATE											

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.70	AC	1.00