COMM AT INTERS OF S LINE OF
N1/2 OF NE1/4 OF SE1/4 & EAST
R/W OF U S HWY 441, RUN NW

DUNCAN WILLIAM P/DUNCAN DONNA M
224 SE SCHNEIDERS GLN
LAKE CITY, FL 32025

2027

28-4S-17-08825-006

BUILDING CHARACTERISTICS

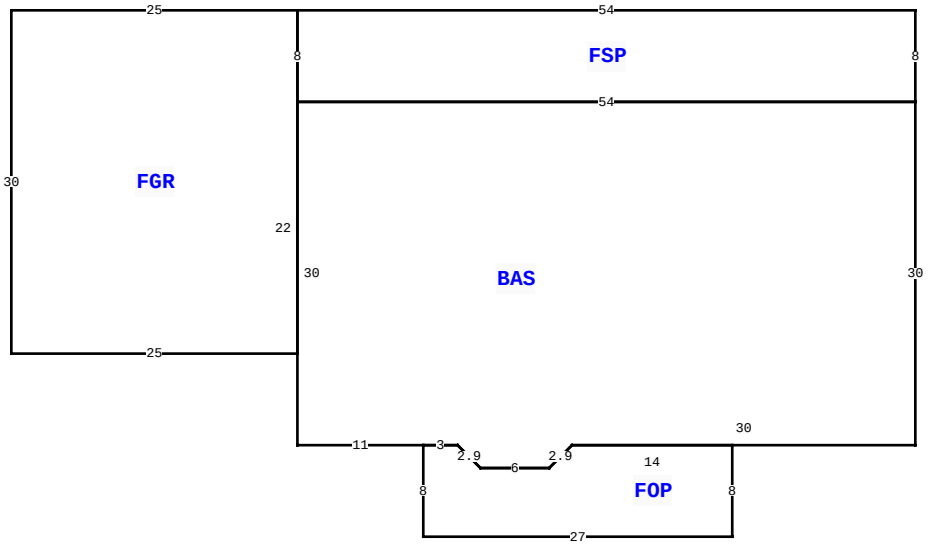
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	07	07
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	1,636	100		1,636	175,431
FGR	750	55		412	44,179
FOP	200	30		60	6,434
FSP	432	40		173	18,551
TOTALS	3,018			2,281	244,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,281	121.8514	134.04	305,745	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 1636 HX Base Yr 2026



234 SE SCHNEIDERS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	16	16	256.00	UT	2.00	2.00	100	2005	2005	3	100	512	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,596
TOTAL MARKET OB/XF VALUE		2,512
TOTAL LAND VALUE - MARKET		16,875
TOTAL MARKET VALUE		263,983
SOH/AGL Deduction		45,817
ASSESSED VALUE		218,166
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,755
TOTAL JUST VALUE		263,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/1771	1/27/2016	LE	U	I	14	100
GRANTOR: DORIS DUNCAN (RESER L						
GRANTEE: WILLIAM P & DONNA M						
1046/2342	5/17/2005	QC	Q	V	06	100
GRANTOR: DUNCAN						
GRANTEE: DUNCAN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N8 W54 S8 E54$ BAS= W54 FGR= N8 W25 S30 E25 N22$ S30 E11
FOP= S8 E27 N8 W14 L2 D2 W6 U2 L2 W3$ E3 R2 D2 E6 U2
R2 E30 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,512

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	0.75	AC		1.00	1.00	1.25	18,000.00	22,500.00	16,875							

REVIEW DATE 06/26/2017 BY DF Total Acres: 0.75 Total Land Value: 16,875 Market: 0 Agricultural: 0 Common: 16,875 PRINTED 11/17/2026 BY SYS