

COMM AT INTERS OF S LINE OF N1/2
SE1/4 & THE E R/W LINE OF U S HW
ALONG R/W 942.39 FT, N 65 DEG E

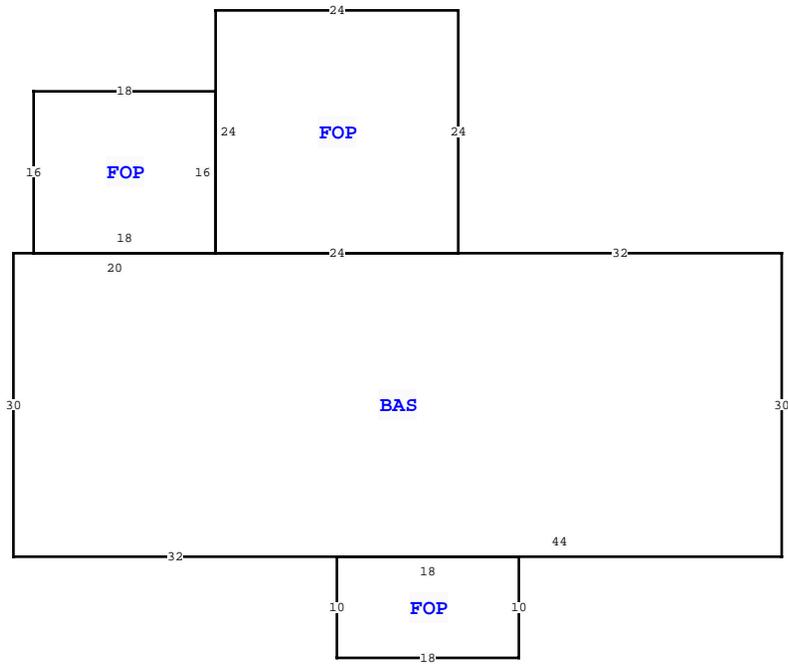
SCHNEIDERS MICHAEL/SPAHALSKI COURTNEY
171 SE SCHNEIDERS GLN
LAKE CITY, FL 32025

2026

28-4S-17-08825-007

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	2,646	114.9000	96.52	255,392	2005	2005	0	0	45.00	55.00		
1 MANUF 1 100% - 2024 Heated Area: 2280 HX Base Yr 2024													



Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	28417.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,280	100
FOP	180	35
FOP	288	35
FOP	576	35
TOTALS	3,324	

171 SE SCHNEIDERS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0030	BARN,MT	0	100	18	25	UT	9.00	9.00	100	2012	2012	3	100	4,050	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	25	UT	1.50	1.50	100	2012	2012	3	100	450	

TOTAL OB/XF 12,700

LAND DESCRIPTION														TOTAL OB/XF 12,700										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	140,466			
TOTAL MARKET OB/XF VALUE	12,700			
TOTAL LAND VALUE - MARKET	18,180			
TOTAL MARKET VALUE	171,346			
SOH/AGL Deduction	4,038			
ASSESSED VALUE	167,308			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	115,897			
TOTAL JUST VALUE	171,346			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	170,018			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35000	MAINT/ALTR	306	03/03/2017
23865	M H	501	11/17/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2327	10/28/2022	QC	U	I	11	100
GRANTOR: SCHNEIDERS MICHAEL						
GRANTEE: SCHNEIDERS MICHAEL						
1478/1982	10/28/2022	WD	U	I	30	120,000
GRANTOR: SCHNEIDERS MARK D						
GRANTEE: SCHNEIDERS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W32 FOP= N24 W24 S24 E24\$ W24 FOP= N16 W18 S16 E18\$ W20 S30 E32 FOP= S10 E18 N10 W18\$ E44 N30\$.