COMM AT INTERS OF S LINE OF N1/2 SE1/4 & E R/W OF U S HWY 41, RUN 608.76 FT FOR POB, CONT NW ALONG

SCHNEIDERS MARK D/SCHNEIDERS KIMBERLY M
152 SE SCHNEDIDERS GLN
LAKE CITY, FL 32025

2027

28-4S-17-08825-011

BUILDING CHARACTERISTICS

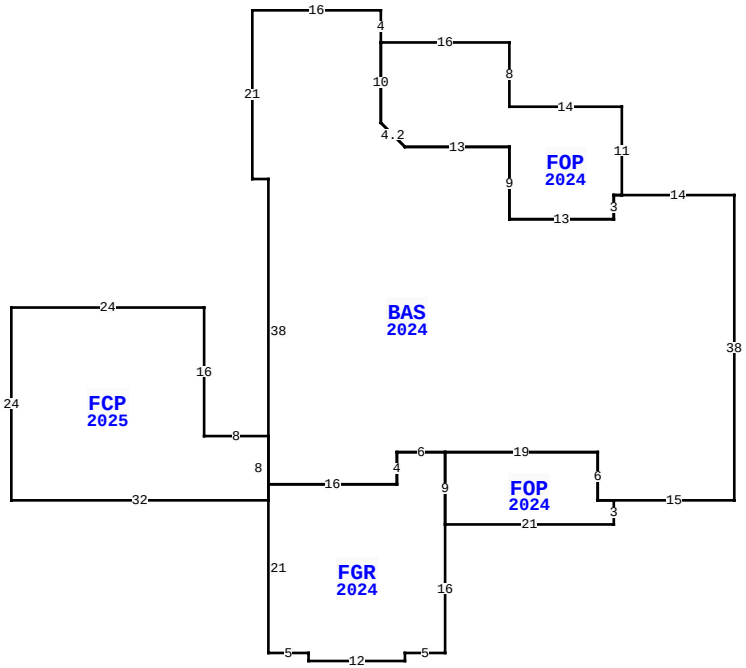
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,448	100	2024	2,448	303,719
FCP	640	25	2025	160	19,851
FGR	498	55	2024	274	33,994
FOP	177	30	2024	53	6,576
FOP	397	30	2024	119	14,764
TOTALS	4,160			3,054	378,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,054	115.0905	126.60	386,636	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2448 HX Base Yr 2024



152 SE SCHNEIDERS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		378,903
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		92,000
TOTAL MARKET VALUE		476,003
SOH/AGL Deduction		160,031
ASSESSED VALUE		315,972
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,561
TOTAL JUST VALUE		476,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048950	Additions	43,500	01/04/2024
000046289	New Residential C	499,000	01/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,-40] S21 E2 S38 E16 N4 E6 E19 S6 E2 E15 N38 W14 W1 S3 W13 N9 W13 U3L3 N10 N4 W16 $
FGR=[YR=2024;ORIG=92,19] S21 E5 S1 E12 N1 E5 N16 N9 W6 S4 W16 $
FOP=[YR=2024;ORIG=106,-36] S10 D3R3 E13 S9 E13 N3 E1 N11 W14 N8 W16 $
FOP=[YR=2024;ORIG=114,15] S9 E21 N3 W2 N6 W19 $
FCP=[YR=2025;ORIG=84,-3] W24 S24 E32 N8 W8 N16 $
.

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	0296	SHED METAL	0	100	18	25	450.00	UT	9.00	9.00	100	2025	2024		100	4,050	
2	0251	LEAN TO W/	0	100	12	25	300.00	UT	3.50	3.50	100	2025	2024		100	1,050	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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	9.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	92,000							

REVIEW DATE 03/04/2026 BY robin Total Acres: 9.20 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 11/17/2026 BY SYS