BEG NW COR OF SW1/4 OF SE1/4, S
LINE OF SEC 29, E 653.95 FT, N 1
LINE OF SW1/4 OF SE1/4, W 661.60

SCHWARTZ ROBERT
138 SE BEULAH TYRE LN
LAKE CITY, FL 32025

2027

29-4S-18-10509-000

BUILDING CHARACTERISTICS

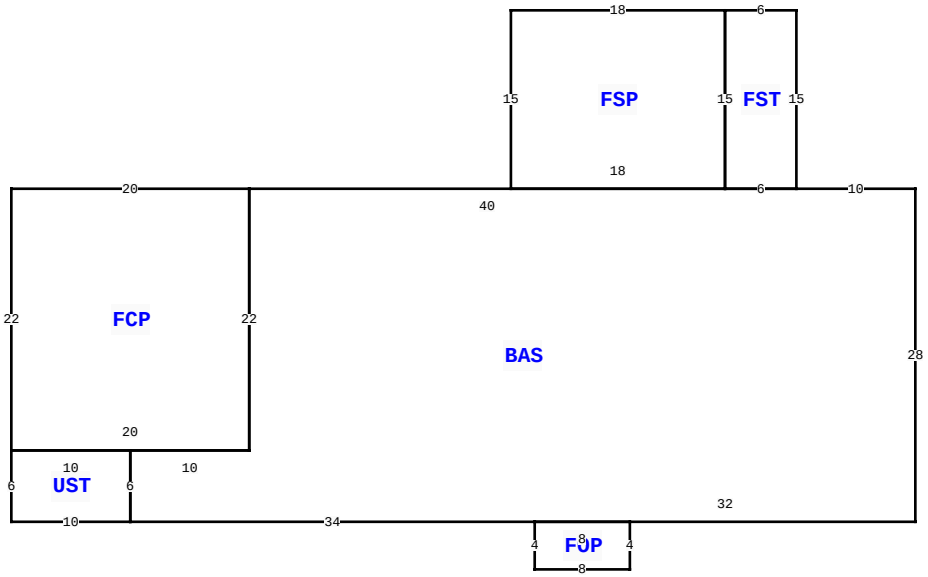
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100		1,628	125,100
FCP	440	25		110	8,453
FOP	32	30		10	768
FSP	270	40		108	8,299
FST	90	55		50	3,842
UST	60	45		27	2,075
TOTALS	2,520			1,933	148,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	107.4760	118.22	228,519	1955	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1628 HX Base Yr



194 SE BEULAH TYRE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,537
TOTAL MARKET OB/XF VALUE		4,050
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		161,404
SOH/AGL Deduction		89,123
ASSESSED VALUE		72,281
TOTAL EXEMPTION VALUE	HX HB	47,281
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		272,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055720	Remodel	31,655	05/21/2026
2964	ADDN SFR	50,000	04/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/866	3/10/2026	WD	Q	I	01	394,900
GRANTOR: HORNE NEAL C						
GRANTEE: SCHWARTZ ROBERT						
1432/1938	3/10/2021	LE	U	I	14	100
GRANTOR: HORNE NEAL C						
GRANTEE: HORNE NEAL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FST= N15 W6 S15 E6$W6 FSP= N15 W18 S15 E18$ W40 FCP= W20 S22 E20 N22$ S22 W10UST= W10 S6 E10 N6$ S6 E34 FOP= S4 E8 N4 W8$ E32 N28$.

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	0021	BARN,FR AE	0	100	15	24	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	10	24	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0021	BARN,FR AE	0	100	20	30	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,050

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	5700	A	TIMBER 4	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	227.00	227.00	2,497							
2	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	40.00	40.00	320							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,000							

REVIEW DATE 07/14/2026 BY TP Total Acres: 20.00 Total Land Value: 8,817 Market: 114,000 Agricultural: 2,817 Common: 6,000 PRINTED 11/17/2026 BY SYS