COMM 1093.87 FT N & 570 FT E OF FOR POB, RUN N 368.34 FT TO S R/ LANE, E 180 FT, S 368.34 FT, W 1

SCHNURMAN WILLIAM JAMES
212 SW REGINALD PL
LAKE CITY, FL 32024-0814

2027

34-4S-16-03274-021

BUILDING CHARACTERISTICS

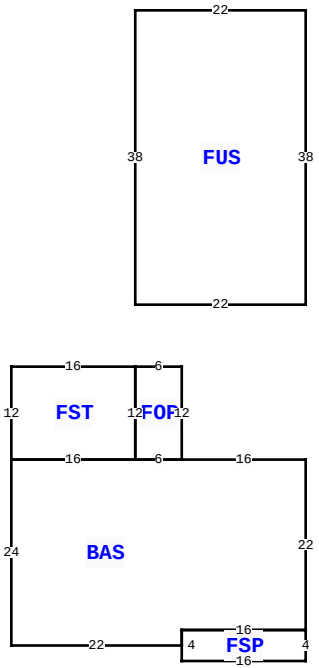
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	82,803
FOP	72	30		22	2,070
FSP	64	40		26	2,447
FST	192	55		106	9,974
FUS	836	100		836	78,662
TOTALS	2,044			1,870	175,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	131.6007	144.76	270,701	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1716 HX Base Yr 2018



212 SW REGINALD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0252	LEAN-TO W/	0	100	10	40	400.00	UT	2.00	2.00	50	1993	1993	3	50	400	
2	0258	PATIO	0	100	12	18	216.00	UT	2.50	2.50	50	0	0	3	50	270	
3	0166	CONC,PAVMT	0	100	0	0	57.00	UT	2.00	2.00	50	1993	1993	3	50	57	
4	0296	SHED METAL	0	100	20	40	800.00	UT	12.00	12.00	100	1993	1993	3	100	9,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,956
TOTAL MARKET OB/XF VALUE		10,327
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		214,283
SOH/AGL Deduction		80,232
ASSESSED VALUE		134,051
TOTAL EXEMPTION VALUE	HX HB VX SX	106,411
BASE TAXABLE VALUE		27,640
TOTAL JUST VALUE		214,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,479

XFOB:5:1: OVERSIZED GARAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12101	POOL	30	02/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/2780	4/13/2022	QC	U	I	11	0
GRANTOR: SCHNURMAN WILLIAM JAM						
GRANTEE: SCHNURMAN WILLIAM J						
1333/1825	3/29/2017	WD	Q	I	01	135,000
GRANTOR: CAYLIN L NEWBERN & TE						
GRANTEE: WILLIAM JAMES SCHNU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N12 W6 S12 E6$ W6 FST= N12 W16 S12 E16 $ W16 S24 E22 N2 E16 FSP= W16 S4 E16 N4$ N22$ PTR=N20 FUS= W22 N38 E22 S38$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 10,327

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/23/2019 BY BC Total Acres: 1.52 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS