LOT 1 BLOCK B SOUTHWOOD ACRES S/
ORB 363-508, 680-688,

SCHNEIDER LOWELL R/SCHNEIDER MARGARET
154 SW BRENTWOOD WAY
LAKE CITY, FL 32024

2027

36-4S-16-03349-000

BUILDING CHARACTERISTICS

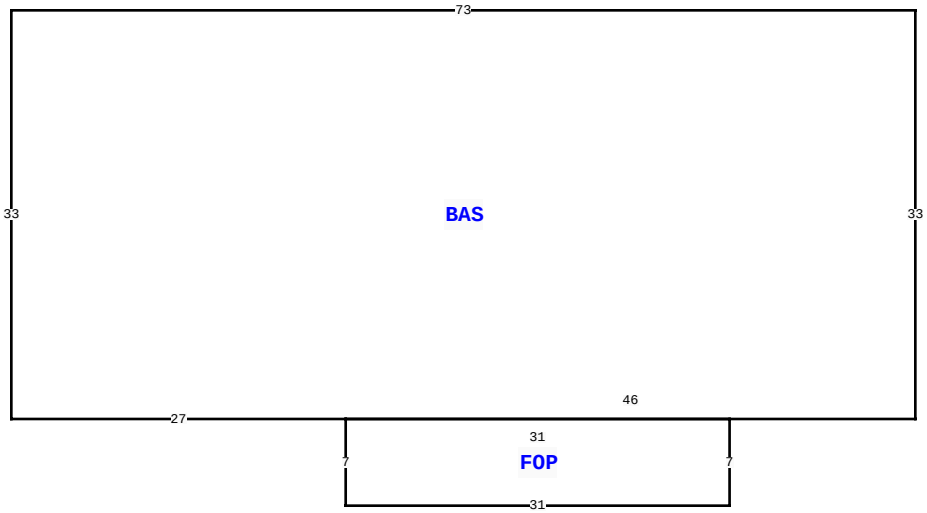
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,409	100		2,409	205,173
FOP	217	30		65	5,536
TOTALS	2,626			2,474	210,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,474	119.1168	131.03	324,168	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2409 HX Base Yr



154 SW BRENTWOOD WAY, LAKE CITY

BLD DATE		LGL DATE	04/20/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,709
TOTAL MARKET OB/XF VALUE		14,660
TOTAL LAND VALUE - MARKET		39,200
TOTAL MARKET VALUE		264,569
SOH/AGL Deduction		108,588
ASSESSED VALUE		155,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,570
TOTAL JUST VALUE		264,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,396

SALE:1:1: LOT 1 BLK B SOUTHWOOD ACRES UNIT 1.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0680/0688	4/03/1989	WD	Q	I		85,000

GRANTOR: CREWS W TERRY

GRANTEE: SCHNEIDER LOWELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W73 S33 E27 FOP= S7 E31N7 W31$ E46 N33$.

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	1993	1993	3	100	2,000	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	7	25	175.00	UT	2.00	2.00	100	1993	1993	3	100	350	
4	0166	CONC,PAVMT	0	100	0	0	3,649.00	UT	2.25	2.25	100	2009	2009	3	100	8,210	
5	0030	BARN,MT	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2026	2025		100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 14,660

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		A-1	0.00	0.00	1.96	AC		1.00	1.00	1.00	20,000.00	20,000.00	39,200							

REVIEW DATE 01/28/2026 BY KS Total Acres: 1.96 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 11/17/2026 BY SYS