LOT 16 BLOCK B SPRING HILLS S/D.
741-281, 788-2396, 799-1710, DC

SCHRADER ANDREW/SCHRADER KACEY
1864 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2027

36-5S-15-00488-041

BUILDING CHARACTERISTICS

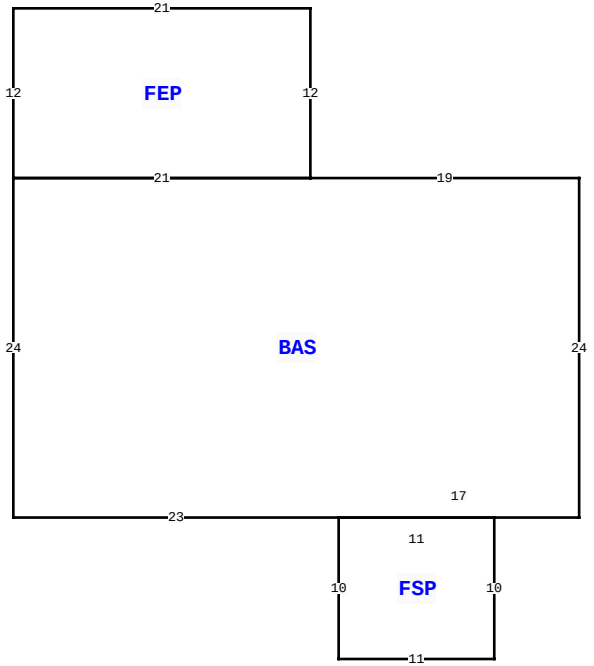
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	20,974
FEP	252	85		214	4,676
FSP	110	40		44	961
TOTALS	1,322			1,218	26,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,218	91.0400	54.62	66,527	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



135 SW WALNUT PL, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	20	40	800.00	UT	1.50	1.50	100	1995	1995	3	100	1,200	
2	0296	SHED METAL	0	0	24	40	1.00	UT	0.00	0.00	100	1995	1995	3	100	5,000	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,611
TOTAL MARKET OB/XF VALUE	13,250
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	61,861
SOH/AGL Deduction	2,050
ASSESSED VALUE	59,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,811
TOTAL JUST VALUE	61,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,861

SALE:3:1: 2 LOTS - 2 PRCLS
SALE:2:1: LOT 16 BLOCK B SPRING HILLS S/D
SALE:1:1: LOT 16 BLOCK B SPRING HILLS S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0486	3/19/2018	PR	Q	I	01	31,000
GRANTOR: ROBERTA O GETZAN PR R						
GRANTEE: ANDREW & KACEY SCHR						
1165/0767	11/28/2008	WD	Q	I	01	100
GRANTOR: ROBERT C BRAINARD & M						
GRANTEE: ROBERT C BRAINARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FEP= N12 W21 S12 E21$ W21 S24 E23 FSP= S10 E11 N10 W11$ E17 N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,250

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	0200	C	MBL HM	0		A-1	154.00	287.00	0.50	LT		1.00	1.00	1.00	22,000.00	22,000.00	11,000							
2	0000	C	VAC RES	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,000.00	22,000.00	11,000							

REVIEW DATE 03/30/2026 BY KS Total Acres: 1.01 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS