

COMM NE COR OF SE1/4 OF SW1/4, R
W R/W BIRLEY RD, RUN S ALONG R/W
R/W CR-252, SW ALONG R/W 553.89

SCHELLHAS EARL E JR/SCHELLHAS EMILY R
6792 150TH PL
WELLBORN, FL 32094

2024

05-4S-16-02780-010

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1.5 100
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	0100 SINGLE FAMILY	
MAP NUM		01
NEIGHBORHOOD/LOC	5416.0300	1.00/

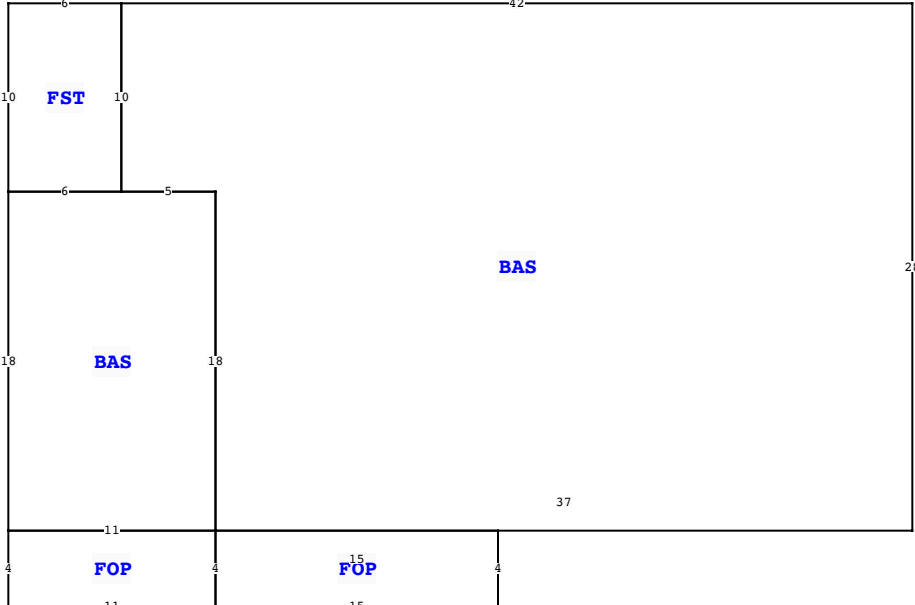
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	198	100	198	15,071
BAS	1,086	100	1,086	82,661
FOP	44	30	13	989
FOP	60	30	18	1,370
FST	60	55	33	2,512

TOTALS	1,448		1,348	102,603
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00
2	0080	DECKING	0	0	10	16	1.00	UT	300.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	100.00	220.00	1.00

REVIEW DATE 01/30/2024 BY JS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,348	114.8000	117.10	157,851	1978	1978		0	0	35.00	65.00
1 SINGLE FAM - 0% - 2024												
Heated Area: 1284 HX Base Yr												
												

2562 SW PINEMOUNT RD, LAKE CITY	BLD DATE	LGL DATE	05/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0080	DECKING	0	0	10	16	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

TOTAL OB/XF												
1,950												

Total Acres: 0.51 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		102,603	
TOTAL MARKET OB/XF VALUE		1,950	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		124,553	
SOH/AGL Deduction		0	
ASSESSED VALUE		124,553	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		124,553	
TOTAL JUST VALUE		124,553	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,516	

SALE:2:1: SALE NOT IN LINE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049016	Roof Replacement	10,000	01/16/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1515/1858	5/30/2024	WD	Q	I	01	230,000	
GRANTOR: RICE ROBERT ALAN							
GRANTEE: SCHELLHAS EARL E JR							
1507/97	1/27/2024	QC	U	I	11	100	
GRANTOR: CRARY CHERYL LYNN							
GRANTEE: RICE ROBERT ALAN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W42 FST= W6 S10 E6 N10S\$10 BAS= W6 S18 FOP= S4 E11 N4 W11\$ E11 N18 W5\$ E5 S18 FOP= S4 E15 N4 W15\$ E37 N28\$.									