

COLUMBIA COUNTY

Property Appraiser

Parcel 12-4S-16-02941-114

Owners

SCHULDT CHRISTOPHER J
245 SW PLANTATION TER
LAKE CITY, FL 32025

Parcel Summary

Location	245 SW PLANTATION TER
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	.7600
Section	12
Township	4S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 14 SOUTHERN LANDINGS AVIATION S/D.

WD 1038-2884LIFE EST. WD 1154-2718,2719
QCD 1229-248, QC 1234-469, DC 1346-1839,
LE 1432-1279, QC 1446-336, WD 1446-338

Working Values

	2026
Total Building	\$397,832
Total Extra Features	\$16,300
Total Market Land	\$35,000
Total Ag Land	\$0



	2026
Total Market	\$449,132
Total Assessed	\$435,233
Total Exempt	\$50,722
Total Taxable	\$384,511
SOH Diff	\$13,899

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$403,051	\$382,748	\$354,439	\$324,417	\$304,709	\$256,636	\$239,463
Total Extra Features	\$16,300	\$16,300	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500
Total Market Land	\$35,000	\$30,000	\$28,000	\$22,000	\$18,000	\$18,000	\$17,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$454,351	\$429,048	\$396,939	\$360,917	\$337,209	\$289,136	\$270,963
Total Assessed	\$422,556	\$410,647	\$396,939	\$360,917	\$267,044	\$263,357	\$257,436
Total Exempt	\$50,722	\$50,000	\$50,000	\$0	\$50,500	\$50,500	\$50,500
Total Taxable	\$371,834	\$360,647	\$346,939	\$360,917	\$216,544	\$212,857	\$206,936
SOH Diff	\$31,795	\$18,401	\$0	\$0	\$70,165	\$25,779	\$13,527

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1446/338	2021-08-25	Q	01	WARRANTY DEED	Improved	\$425,000	Grantor: REESE SHIRLEY R Grantee: SCHULDT CHRISTOPHER J
QC 1446/336	2021-08-25	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: REESE SHIRLEY R TRUST Grantee: REESE SHIRLEY R
LE 1432/1279	2021-02-11	U	30	LIFE ESTATE DEED	Improved	\$100	Grantor: REESE SHIRLEY R Grantee: THE REESE TRUST
QC 1234/0469	2012-05-02	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: SHIRLEY R REESE & JOHN B GORDON Grantee: SHIRLEY R REESE & JOHN B GORDON TRUSTEES

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
QC 1229/0248	2012-02-02	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: SHIRLEY R REESE & JOHN B GORDON OR THEIR SUCC Grantee: SHIRLEY R REESE & JOHN B GORDON (JTWS)
WD 1154/2719	2008-06-21	Q	01	WARRANTY DEED	Improved	\$100	Grantor: SHIRLEY R REESE (UNMARRIED) Grantee: SHIRLEY R REESE & JOHN B GORDON OR THEIR SUCC
WD 1154/2718	2008-06-20	Q	01	WARRANTY DEED	Improved	\$100	Grantor: JANET ROYE Grantee: SHIRLEY R REESE
WD 1038/2884	2005-02-24	U	08	WARRANTY DEED	Vacant	\$59,000	Grantor: DOUGLAS Grantee: GORDON & REESE

Buildings

Building # 1, Section # 1, 253515, SFR

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2178	5168	\$496,980	2006	2006	0.00%	19.95%	80.05%	\$397,832

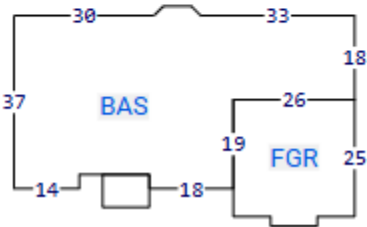
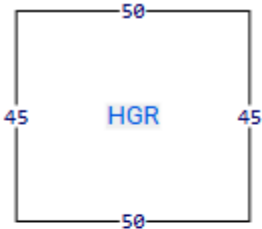
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	

Type	Description	Code	Details
BTH	Bathrooms	2.50	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,178	100%	2,178
FGR	670	55%	368
FOP	70	30%	21
HGR	2,250	45%	1,012



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0180	FPLC 1STRY			1.00	\$2,000.00	2006	100%	\$2,000
0166	CONC,PAVMT			5000.00	\$2.50	2006	100%	\$12,500
0169	FENCE/WOOD			1.00	\$1,800.00	2023	100%	\$1,800

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	RSF/MH-2	.00	.00	1.00	\$35,000.00/LT	0.76	1.00	\$35,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jul 6, 2005	23227	SFR	COMPLETED	SFR

Date	Permit	Type	Status	Description
Apr 20, 2005	22984	PLANE HNGR	COMPLETED	PLANE HNGR

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 16, 2025.