

COMM NW COR OF SEC, RUN SE
374.71 FT FOR POB, CONT SE
374.71 FT, S 950.73 FT, NW

STREICHER JOSEPHINE R TRUSTEE
3101 W US HWY 90
LAKE CITY, FL 32055

2026

26-3S-16-02306-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC	26316.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,686	100		2,686	224,645
FCP	384	25		96	8,029
FOP	436	30		131	10,956
FOP	456	30		137	11,458
UDG	960	55		528	44,160

TOTALS	4,922			3,578	299,248
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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	8,060.00	UT	1.50
2	0080	DECKING	0	0	0	0	1.00	UT	1,200.00
3	0169	FENCE/WOOD	0	0	0	0	304.00	UT	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	0		00	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,578	114.8868	128.67	460,381	2001	2001	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 2686 HX Base Yr												

1352 NW OLD MILL DR, LAKE CITY				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
8,060.00	UT	1.50	1.50	100	2001	2001	3	100	12,090		
1.00	UT	1,200.00	1,200.00	40	2001	2001	3	40	480		
304.00	UT	7.50	7.50	100	2001	2001	3	100	2,280		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE			299,248			
TOTAL MARKET OB/XF VALUE			14,850			
TOTAL LAND VALUE - MARKET			202,500			
TOTAL MARKET VALUE			516,598			
SOH/AGL Deduction			0			
ASSESSED VALUE			516,598			
TOTAL EXEMPTION VALUE			0			
BASE TAXABLE VALUE			516,598			
TOTAL JUST VALUE			516,598			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			518,900			
LAND:1:4: ADJ FOR LESS LAND AREA						
LAND:1:3: LAKE JEFFREY FRONTAGE						
LAND:1:2: ALSO OWNS PARCEL 02305-007						
LAND:1:1: 4.00 AC UPLANDS; 8.22 AC TOTAL						
PERMIT NUM		DESCRIPTION		AMT	ISSUED	
000049361		Roof Replacement		12,945	03/05/2024	
17875		SFR		474	01/29/2001	
SALES DATA						
OFF RECORD Number		DATE	TYPE INST	Q U / V / I	RSN CD	SALE PRICE
1075/0559		1/31/2006	WD	Q I	01	0
GRANTOR: JOSEPHINE STREICHER						
GRANTEE: JOSEPHINE STREICHER						
0482/0074		1/01/1982	WD	Q V		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W12 FOP= N12 W47 D4 R4 S4 D4 R4 E22 N4 U4 R4 E4 R4 D4 S4 E5\$ W5 N4 U4 L4 W4 L4 D4 S4 W22 L4 U4 N4 L4 U4 W5 D4 L4 S49 E11 S2 E13 N2 FOP= E32 S1 E32 N8 W40 S2 W16 N3 W8 S8\$ N8 E8 S3 E16 N2 E8 N6 E12 N28\$ PTR= N40 UDG= N24 W40 FCP= W16 S24 E16 N24\$ S24 E40\$ S40\$.									