LOT 3C FOREST PLANTATION COMMERC
1015-194, WD 1397-1731, QC 1506-

SEC, LLC
3101 W US HIGHWAY 90, SUITE 201
LAKE CITY, FL 32055

2026

34-3S-16-02461-603

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Quality	05	05

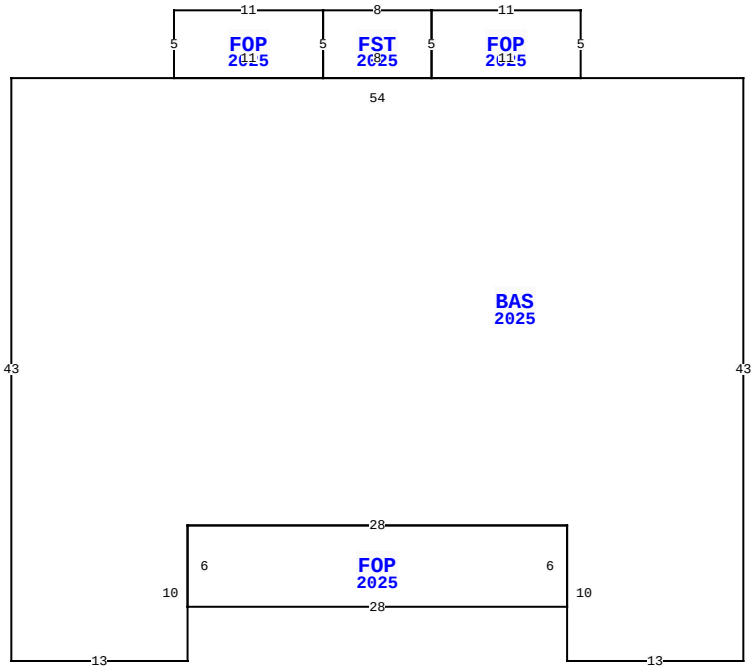
DOR CODE	0800	MULTI-FAM <10	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	2025	2,042	203,877
FOP	55	30	2025	16	1,598
FOP	55	30	2025	16	1,598
FOP	168	30	2025	50	4,993
FST	40	55	2025	22	2,197
TOTALS	2,360			2,146	214,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,146	118.6500	100.85	216,424	2024	2024	0	0	0	1.00	99.00

1 DUPLEX 0% - 2025 Heated Area: 2042 HX Base Yr



404 NW LAKE CITY AVE STE 102, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	214,260
TOTAL MARKET OB/XF VALUE	4,536
TOTAL LAND VALUE - MARKET	31,713
TOTAL MARKET VALUE	250,509
SOH/AGL Deduction	0
ASSESSED VALUE	250,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,509
TOTAL JUST VALUE	250,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0399	NEW DUPLEX		06/27/2024
000050021	Right-of-Way Acce		05/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1652	1/18/2024	QC	U	I	11	100
GRANTOR: STREICHER MICHAEL ROS						
GRANTEE: SEC, LLC						
1397/1731	10/30/2019	WD	U	V	11	100
GRANTOR: MICHAEL D & CAROL A C						
GRANTEE: MICHAEL ROSS STREIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] S43 E13 N10 E28 S10 E13 N43 W54 $
FOP=[YR=2025;ORIG=23,43] S6 E28 N6 W28 $
FOP=[YR=2025;ORIG=41,5] S5 E11 N5 W11 $
FOP=[YR=2025;ORIG=22,5] S5 E11 N5 W11 $
FST=[YR=2025;ORIG=33,5] S5 E8 N5 W8 $
.

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	0	0	1,512.00	UT	3.00	3.00	100	2025	2024		100	4,536	

LAND DESCRIPTION

TOTAL OB/XF 4,536

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	0800	C	MULTI-FAM	0		RO	0.00	0.00	22,652.00	SF		1.00	1.00	0.80	1.75	1.40	31,713							

REVIEW DATE 01/15/2025 BY ME Total Acres: 0.52 Total Land Value: 31,713 Market: 0 Agricultural: 0 Common: 31,713 PRINTED 11/18/2025 BY SYS