LOT 6 CROSS CREEK ESTATES S/D.
881-2427, WD 1036-746, QC 1506-1

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

2026

06-4S-17-08020-106

BUILDING CHARACTERISTICS

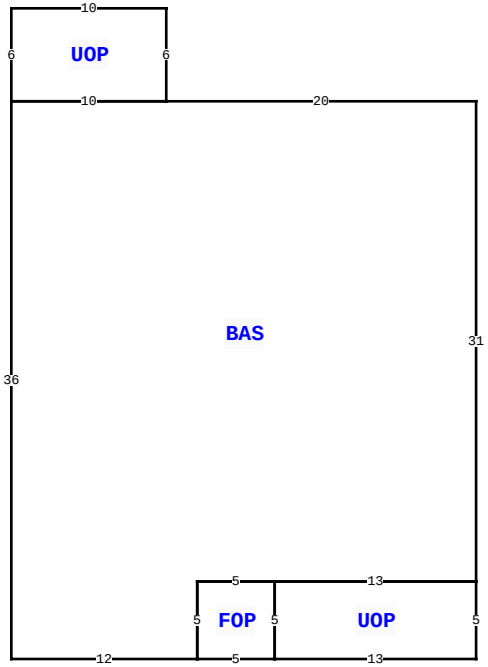
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		30 100
Stories	0	0 100
Architectual	05	CONV 100
Units		1 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100		990	69,956
FOP	25	30		8	565
UOP	60	20		12	848
UOP	65	20		13	919
TOTALS	1,140			1,023	72,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,023	113.5680	115.84	118,504	1986	1986	0	0	0	39.00	61.00

1 TOWNHOUSE 0% - 2025 Heated Area: 990 HX Base Yr



BLD DATE		LGL DATE	04/21/2023 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	72,287
TOTAL MARKET OB/XF VALUE	425
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	95,212
SOH/AGL Deduction	0
ASSESSED VALUE	95,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,212
TOTAL JUST VALUE	95,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
GRANTEE: SEC, LLC						
1036/0746	1/18/2005	WD	Q	I	02	259,800
GRANTOR: WILLIAMS						
GRANTEE: STREICHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N6 W10 S6 E10$ W10 S36 E12 FOP= E5 N5 W5 S5$N5 E5 UOP= S5 E13 N5 W13$ E13 N31$.

LAND DESCRIPTION

TOTAL OB/XF 425

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	0100	C	SFR	0		*RSF	-244.00	83.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/22/2026 BY SYS