S1/2 OF S1/2 OF NE1/4 OF SW1/4 E
ORB 367-469.

FAUCHER LUKE/FAUCHER ROBIE R
187 SW HAVANNA WAY
LAKE CITY, FL 32024

2027

17-3S-17-05042-000

BUILDING CHARACTERISTICS

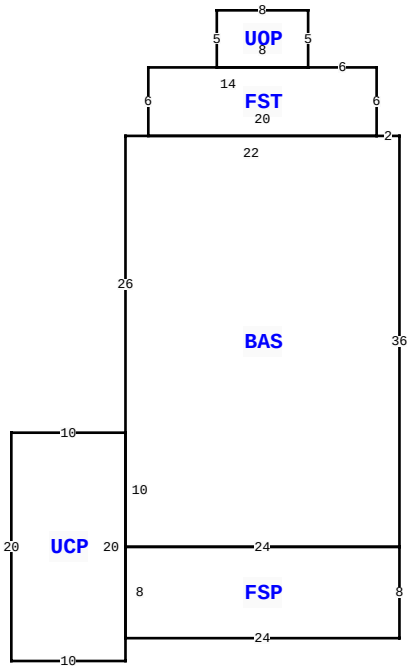
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	42,260
FSP	192	40		77	3,766
FST	120	55		66	3,229
UCP	200	20		40	1,957
UOP	40	20		8	391
TOTALS	1,416			1,055	51,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,055	68.4094	75.25	79,389	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr



2611 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	118,149
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	199,449
SOH/AGL Deduction	1,934
ASSESSED VALUE	197,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,515
TOTAL JUST VALUE	199,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18828	PUMP/UTPOL	30	10/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/2955	7/27/2001	WD	Q	I	05	22,500
GRANTOR: J PALUMBO						
GRANTEE: ROBIE & YUULA FAUCH						
0892/0289	10/01/1999	TD	Q	I	03	6,500
GRANTOR: A COHEN AS BANCKRUPTC						
GRANTEE: J PALUMBO (R FAUCHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FST= N6 W6 UOP= N5W8 S5 E8$ W14 S6 E20 $ W22 S26 UCP= W10 S20 E10 N20$ S10 FSP= S8 E24 N8 W24 $ E24 N36$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							

REVIEW DATE 08/17/2015 BY DF Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS

S1/2 OF S1/2 OF NE1/4 OF SW1/4 E
ORB 367-469.

FAUCHER LUKE/FAUCHER ROBIE R
187 SW HAVANNA WAY
LAKE CITY, FL 32024

2027

17-3S-17-05042-000

BUILDING CHARACTERISTICS

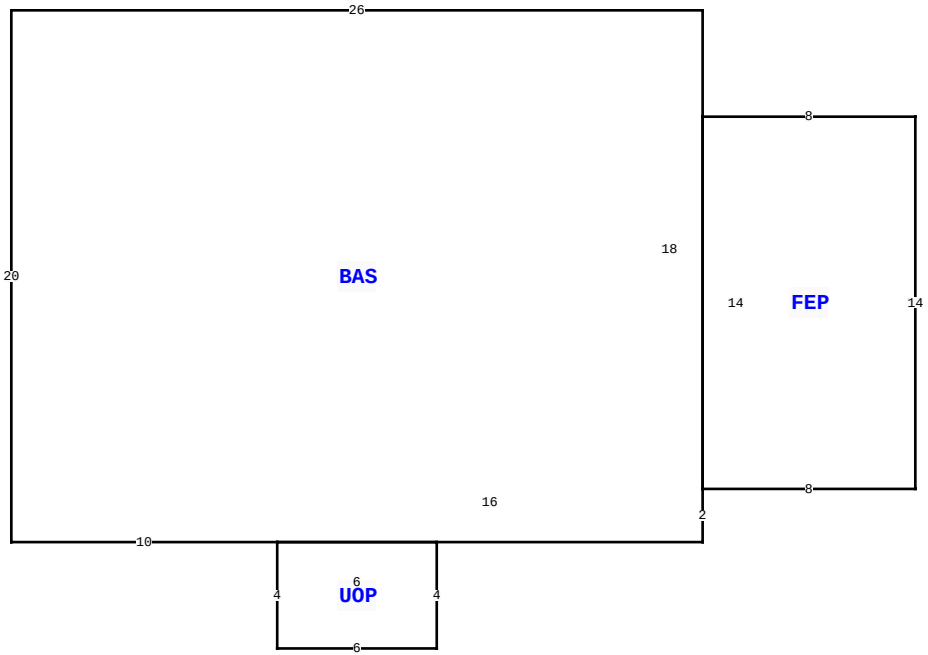
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100		520	27,452
FEP	112	80		90	4,752
UOP	24	20		5	264
TOTALS	656			615	32,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	615	73.8396	81.22	49,950	1955	1955	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 520 HX Base Yr



2611 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	118,149
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	199,449
SOH/AGL Deduction	1,934
ASSESSED VALUE	197,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,515
TOTAL JUST VALUE	199,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/2955	7/27/2001	WD	Q	I	05	22,500
GRANTOR: J PALUMBO						
GRANTEE: ROBIE & YUULA FAUCH						
0892/0289	10/01/1999	TD	Q	I	03	6,500
GRANTOR: A COHEN AS BANCKRUPTC						
GRANTEE: J PALUMBO (R FAUCHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26S20 E10 UOP= S4 E6 N4 W6$ E16 N2 FEP= E8 N14 W8S14$ N18$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/17/2015 BY DF Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS

S1/2 OF S1/2 OF NE1/4 OF SW1/4 E
ORB 367-469.

FAUCHER LUKE/FAUCHER ROBIE R
187 SW HAVANNA WAY
LAKE CITY, FL 32024

2027

17-3S-17-05042-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	10	WD SHINGLE 10
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

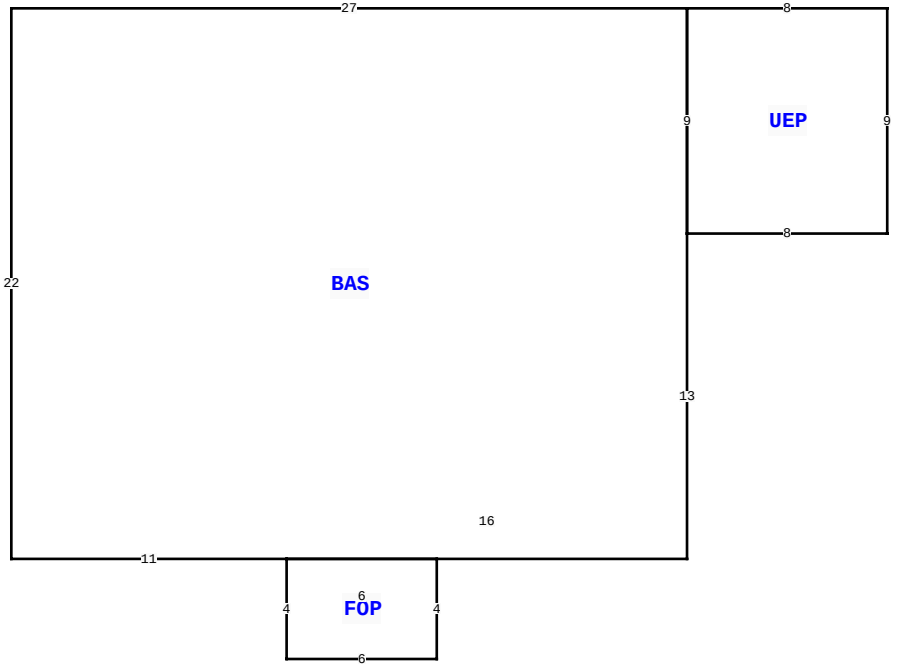
NEIGHBORHOOD/LOC 17317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	594	100		594	31,433
FOP	24	30		7	371
UEP	72	60		43	2,276
TOTALS	690			644	34,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	644	74.0113	81.41	52,428	1955	1955	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 0 Heated Area: 594 HX Base Yr



2611 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	199,449
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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	199,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: ROBIE & YUULA FAUCH						
0892/0289	10/01/1999	TD	Q	I	03	6,500
GRANTOR: A COHEN AS BANCKRUPTC						
GRANTEE: J PALUMBO (R FAUCHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S22 E11 FOP= S4 E6 N4 W6$ E16 N13 UEP= E8 N9 W8S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/17/2015 BY DF Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS