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

2027

26-3S-16-02306-008

BUILDING CHARACTERISTICS

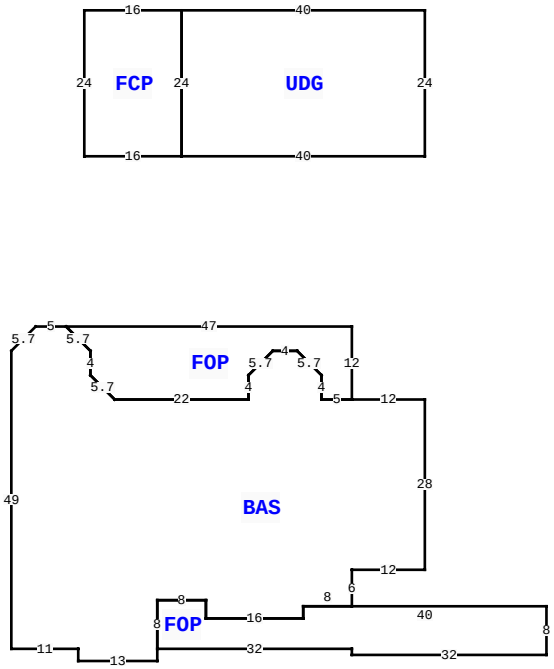
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,686	100		2,686	220,647
FCP	384	25		96	7,886
FOP	436	30		131	10,761
FOP	456	30		137	11,254
UDG	960	55		528	43,374
TOTALS	4,922			3,578	293,922

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	126.38	452,188	2001	2001	0	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	

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	8,060.00	UT	1.50	1.50	100	2001	2001	3	100	12,090	
2	0080	DECKING	0	0	0	0	1.00	UT	1,200.00	1,200.00	40	2001	2001	3	40	480	
3	0169	FENCE/WOOD	0	0	0	0	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	293,922
TOTAL MARKET OB/XF VALUE	14,850
TOTAL LAND VALUE - MARKET	202,500
TOTAL MARKET VALUE	511,272
SOH/AGL Deduction	0
ASSESSED VALUE	511,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	511,272
TOTAL JUST VALUE	511,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	516,598

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$.

LAND DESCRIPTION

TOTAL OB/XF 14,850

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	0133	C	SFR LAKE	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	225,000.00	202,500.00	202,500							

REVIEW DATE 03/25/2024 BY JS Total Acres: 8.22 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 11/17/2026 BY SYS