

COMM 470.02 FT N OF SW COR OF NW  
E 504.94 FT, N 40 FT, E 46.2 FT  
FT, S 117.06 FT TO R/W OF US-90,

379 PROPERTY GROUP LLC  
6786 SW 44TH PL  
LAKE BUTLER, FL 32054

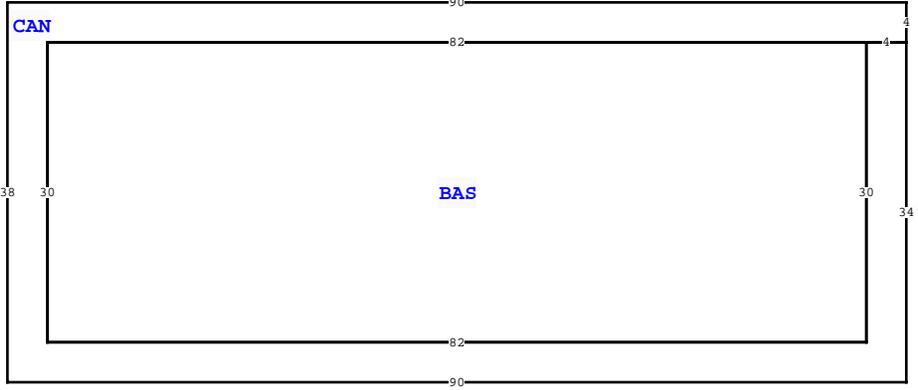
2026

31-3S-17-06201-001



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100			
Roof Structur	09	RIDGE FRME	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	08	SHT VINYL	70			
Interior Floor	16	EPOXY STRP	30			
Ceiling	01	FIN.SUSPD	100			
Air Condition	06	ENG CENTRL	100			
Heating Type	09	ENG F AIR	100			
Fixtures		11	100			
Frame	03	MASONRY	100			
Story Height		10	100			
RMS		0	100			
Stories	1.	1.	100			
Units		0	100			
Quality	06	06				
DOR CODE	1900	PROFESS SVC/BLD				
MAP NUM		MKT AREA	06			
NEIGHBORHOOD/LOC	31317.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	2,460	100		2,460	187,643	
CAN	960	30		288	21,968	
TOTALS	3,420			2,748	209,611	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	OFFICE LOW	0%	0									
Heated Area: 2460			HX Base Yr									



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			209,611
TOTAL MARKET OB/XF VALUE			11,846
TOTAL LAND VALUE - MARKET			132,478
TOTAL MARKET VALUE			353,935
SOH/AGL Deduction			0
ASSESSED VALUE			353,935
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,935
TOTAL JUST VALUE			353,935
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
290	REMODEL	90	09/25/2007
290	ADDN COMM	770	08/08/2007
2691	REMODEL	50	08/13/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/2148	6/21/2017	WD	U	I	11	100
GRANTOR: MARIE LESLIE-SCHRETZM						
GRANTEE: 379 PROPERTY GROUP						
1123/1427	6/22/2007	WD	Q	I		450,000
GRANTOR: ANSBACHER						
GRANTEE: MARIE LESLIE-SCHRET						

EXTRA FEATURES		1541 W US HIGHWAY 90 , LAKE CITY														
L N	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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	0260	PAVEMENT-A	0	0	0	6,300.00	UT	1.60	1.60	100	0	0	3	100	10,080	
3	0253	LIGHTING	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	100	1,000	
4	0140	CLFENCE	6	0	0	28.00	UT	9.50	9.50	100	2007	2007	3	100	266	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/09/2024	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
CAN= W90 S38 E90 N34 W4 S30 W82 N30 E82 BAS= W82 S30 E82 N30\$ E4 N4\$.	

LAND DESCRIPTION		TOTAL OB/XF															11,846							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1900	C	PROF BLDG	0		*CG	100.00	154.00	15,280.00	SF		1.00	1.00	1.02	8.50	8.67	132,478							