

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

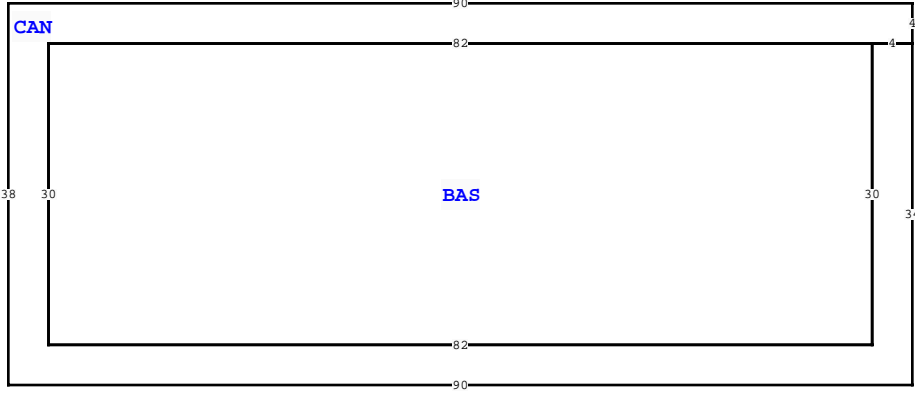
2026

31-3S-17-06201-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,460	100	
CAN	960	30	
TOTALS	3,420		
TOTALS		2,748	204,091

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
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		204,091
TOTAL MARKET OB/XF VALUE		11,846
TOTAL LAND VALUE - MARKET		148,063
TOTAL MARKET VALUE		364,000
SOH/AGL Deduction		0
ASSESSED VALUE		364,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		364,000
TOTAL JUST VALUE		364,000
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	ADJ UNIT PRICE
1	0296	SHED METAL	0.00
2	0260	PAVEMENT-A	1.60
3	0253	LIGHTING	500.00
4	0140	CLFENCE 6	9.50

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/11/2026		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	9.50	9.69	148,063							