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

2027

31-3S-17-06201-001

BUILDING CHARACTERISTICS

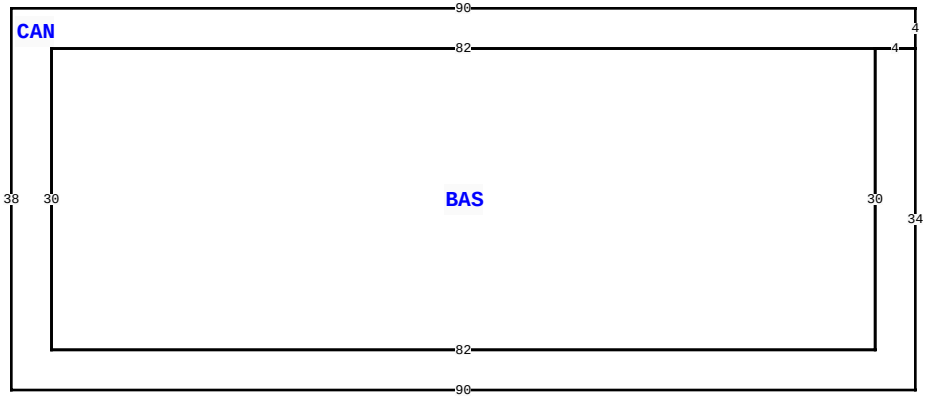
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	16	EPOXY STRP 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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	182,701
CAN	960	30		288	21,390
TOTALS	3,420			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
4900	04	2,748	123.9056	91.69	251,964	1973	2007	0	0	0	19.00	81.00

2 OFFICE LOW 0% - 0 Heated Area: 2460 HX Base Yr



1541 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	0260	PAVEMENT-A	0	0	0	0	6,300.00	UT	1.60	1.60	100	0	0	3	100	10,080	
3	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	100	1,000	
4	0140	CLFENCE 6	0	0	0	0	28.00	UT	9.50	9.50	100	2007	2007	3	100	266	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 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	364,000

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						

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

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	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							

REVIEW DATE 03/09/2026 BY JB Total Acres: 0.35 Total Land Value: 148,063 Market: 0 Agricultural: 0 Common: 148,063 PRINTED 11/16/2026 BY SYS