

THE S 35 FT OF W 33 FT OF LOT 7  
 FT OF E 92 FT OF LOT 8 & LOTS 9  
 COUNTRY CLUB ESTATES S/D.

201 BEECH ST LLC  
 1740 W US HIGHWAY 90  
 LAKE CITY, FL 32055

2026

34-3S-17-07082-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	03	PLASTER	100
Interior Floor	15	HARDTILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	03	MASONRY	100
Story Height		9	100
RMS		0	100
Stories	2.	2.	100
Units		10	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0300	MULTI-FAM	10+
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,584	100	
BAS	3,584	100	
FOP	560	30	
FOP	610	30	
TOTALS	8,338		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	M/FAM	LOW	0%	- 2026									
					Heated Area: 7168			HX Base Yr					
TOTALS				8,338		7,519	463,849						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				463,849		
TOTAL MARKET OB/XF VALUE				13,440		
TOTAL LAND VALUE - MARKET				27,750		
TOTAL MARKET VALUE				505,039		
SOH/AGL Deduction				0		
ASSESSED VALUE				505,039		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				505,039		
TOTAL JUST VALUE				505,039		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				461,172		
LAND:1:1: 14,810 SF. 100X125 + 2,310 SF.(3.5 PLAT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
25857	REMODEL	675	05/30/2007			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2267	12/08/2025	WD	Q	I	01	810,000
GRANTOR: FAULSTICH WERNER						
GRANTEE: 201 BEECH ST LLC						
1420/2624	9/30/2020	QC	U	I	11	100
GRANTOR: WERNER FAULSTICH						
GRANTEE: WERNER & JENNIFER F						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W112 S32 FOP= W5 S5 E122 N5 W117\$ E112 N32 PTR= N30 BAS= N32 W112 S32 E112\$ FOP= W112 S5 E112 N5\$ S30\$.						

EXTRA FEATURES														
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	0166	CONC,PAVMT	0	0	0	0		3.00	100	2007	2007	3	100	13,440

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0300	C	MULTI-FAM	0		RSF	2100.00	125.00	1.00	LT		1.00	1.00	1.50	18,500.00	27,750.00	27,750								