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

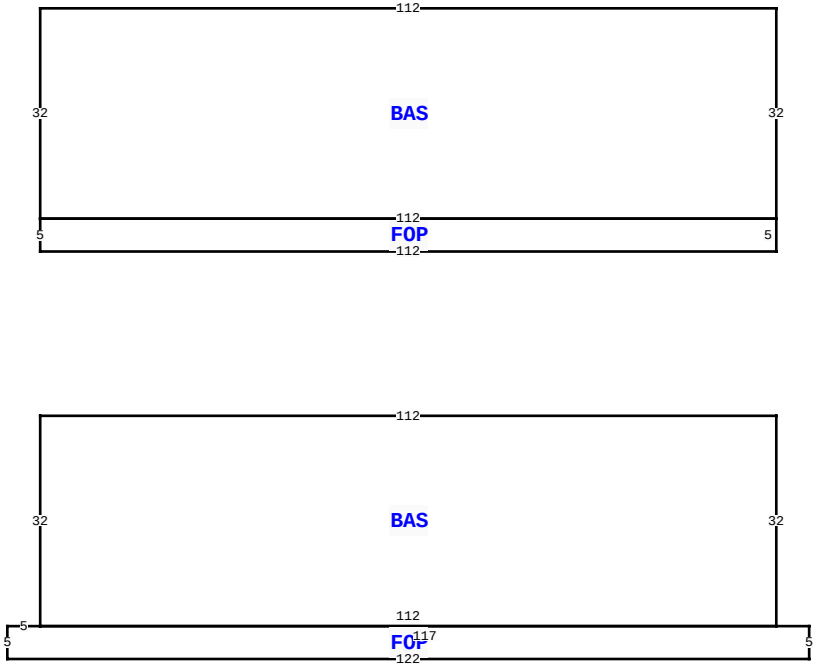
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,584	100		3,584	235,263
BAS	3,584	100		3,584	235,263
FOP	560	30		168	11,028
FOP	610	30		183	12,013
TOTALS	8,338			7,519	493,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	7,519	119.0790	75.02	564,075	1965	2015	0	0	0	12.50	87.50

1 M/FAM LOW 0% - 2026 Heated Area: 7168 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

201 SE BEECH ST, LAKE CITY

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	4,480.00	UT	3.00	3.00	100	2007	2007	3	100	13,440	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	493,566
TOTAL MARKET OB/XF VALUE	13,440
TOTAL LAND VALUE - MARKET	40,185
TOTAL MARKET VALUE	547,191
SOH/AGL Deduction	0
ASSESSED VALUE	547,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	547,191
TOTAL JUST VALUE	547,191
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$.

LAND DESCRIPTION

TOTAL OB/XF 13,440

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	0300	C	MULTI-FAM	0		RSF-	2100.00	125.00	17,860.00	SF		1.00	1.00	1.50	1.50	2.25	40,185							

REVIEW DATE 03/16/2026 BY TP Total Acres: 0.41 Total Land Value: 40,185 Market: 0 Agricultural: 0 Common: 40,185 PRINTED 06/19/2026 BY SYS