COMM SE COR OF SE1/4 OF SW1/4, R
N 432.61 FT FOR POB, CONT N 145
ALONG R/W 50 FT, S 145 FT, W 50

COLLINS MICHAEL W LIVING TRUST/TORRANS ALFRED W II
1756 SW BARNETT WAY
LAKE CITY, FL 32025

2027

36-3S-16-02617-003

BUILDING CHARACTERISTICS

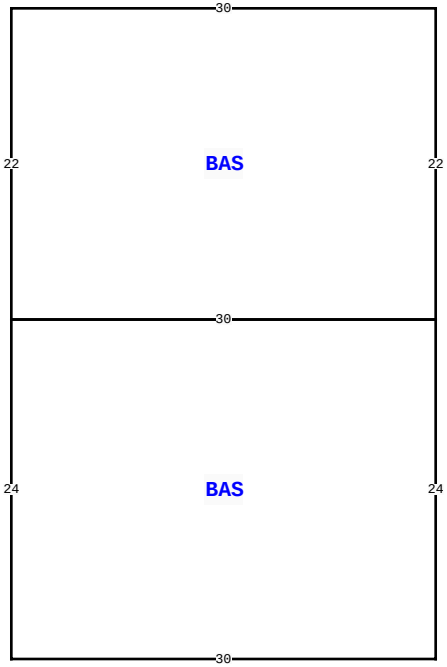
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	35,881
BAS	720	100		720	39,143
TOTALS	1,380			1,380	75,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	1,380	118.1880	108.73	150,047	1990	1990	0	0	0	50.00	50.00

1 RES F/FOOD 0% - 0 Heated Area: 1380 HX Base Yr



2372 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,024
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	150,800
TOTAL MARKET VALUE	229,324
SOH/AGL Deduction	0
ASSESSED VALUE	229,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,324
TOTAL JUST VALUE	229,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2196	10/26/2026	WD	U	I	11	100
GRANTOR: TORRANS ALFRED W II						
GRANTEE: TORRANS ALFRED W II						
1444/244	7/22/2021	QC	U	I	11	100
GRANTOR: COLLINS MIKE W						
GRANTEE: COLLINS MICHAEL W L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N22 W30 S22 E30$ BAS= W30 S24 E30 N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	2100	C	RESTAURANT	0		CI	50.00	145.00	7,250.00	SF		1.00	1.00	1.30	16.00	20.80	150,800							

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.17 Total Land Value: 150,800 Market: 0 Agricultural: 0 Common: 150,800 PRINTED 11/16/2026 BY SYS