

COMM SE COR OF SE1/4 OF SW1/4, R
 POB, CONT W 200.01 FT, N 547.54
 201.40 FT, S 525.5 FT TO POB, BE

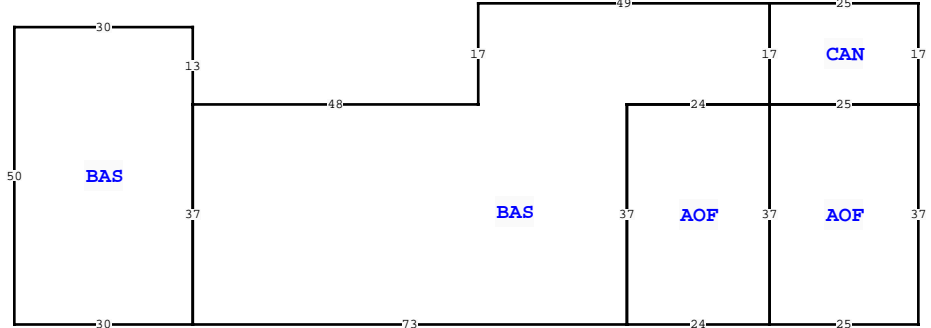
WJS FAMILY LLC
 3101 US HIGHWAY 90 WEST, SUITE 201
 LAKE CITY, FL 32055

2026

36-3S-16-02624-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	25 MOD METAL 20
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 80
Roof Cover	12 MODULAR MT 20
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	03 FORCED AIR 100
Fixtures	6 100
Frame	03 MASONRY 100
Story Height	16 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6600	04	7,157	55.8516	27.37	195,887	1967	1980	0	0	50.00	50.00	
1 VEH SALE/R 0% - 0 Heated Area: 6847 HX Base Yr												



Quality	05 05				
DOR CODE	2700 VEH SALE/REPAIR				
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
AOF	888	110		977	13,370
AOF	925	110		1,018	13,932
BAS	1,500	100		1,500	20,528
BAS	3,534	100		3,534	48,363
CAN	425	30		128	1,752
TOTALS	7,272			7,157	97,944

2312 W US HIGHWAY 90 , LAKE CITY

BLD DATE	LGL DATE	05/12/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
4	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2026	2025		100	4,000	

LAND DESCRIPTION TOTAL OB/XF 14,080

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		CI	210.00	375.00	75,375.00	SF		1.00	1.00	0.90	16.00	14.40	1,085,400							
2	1700	C	1STORY OFF	0		CI	0.00	0.00	30,476.00	SF		1.00	1.00	1.00	3.50	3.50	106,666							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			159,832
TOTAL MARKET OB/XF VALUE			14,080
TOTAL LAND VALUE - MARKET			1,192,066
TOTAL MARKET VALUE			1,365,978
SOH/AGL Deduction			0
ASSESSED VALUE			1,365,978
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,365,978
TOTAL JUST VALUE			1,365,978
NCON VALUE			4,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,278,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050869	Roof Replacement	22,195	09/19/2024
31835	ADDN COMM	470	03/24/2014
21740	ADDN COMM	210	04/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/2427	10/20/2011	WD	U	I	11	100
GRANTOR: JOSEPHINE STREICHER A						
GRANTEE: WJS FAMILY LLC						
0992/0028	7/27/2003	TR	Q	I	06	100
GRANTOR: WILLIAM J STREICHER A						
GRANTEE: KELLY STREICHER PRI						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[ORIG=-3,-3] W49 S17 W48 S37 E73 N37 E24 N17 \$
 BAS=[ORIG=-100,14] N13 W30 S50 E30 N37 \$
 AOF=[ORIG=-27,51] E24 N37 W24 S37 \$
 AOF=[ORIG=-3,14] S37 E25 N37 W25 \$
 CAN=[ORIG=-3,14] E25 N17 W25 S17 \$

