

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

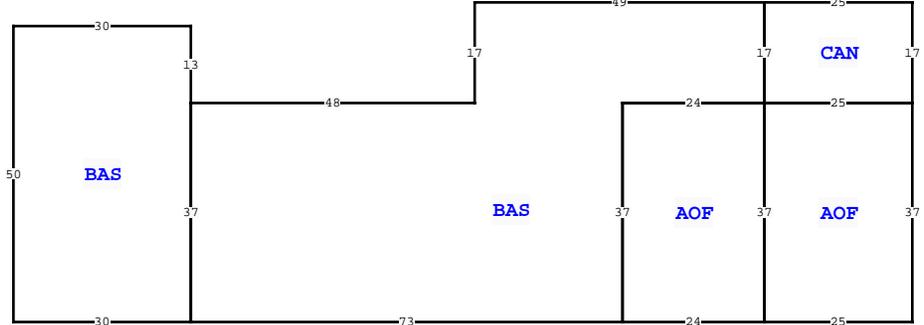
WJS FAMILY LLC  
 3101 US HIGHWAY 90 WEST, SUITE 201  
 LAKE CITY, FL 32055

**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	29.04	207,839	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	14,186
AOF	925	110		1,018	14,782
BAS	1,500	100		1,500	21,780
BAS	3,534	100		3,534	51,314
CAN	425	30		128	1,859
TOTALS	7,272			7,157	103,920

2312 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024
INC DATE		AG DATE	MLU

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	15.00	13.50	1,017,562							
2	1700	C	1STORY OFF	0		CI	0.00	0.00	30,476.00	SF		1.00	1.00	1.00	3.00	3.00	91,428							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		169,066	
TOTAL MARKET OB/XF VALUE		14,080	
TOTAL LAND VALUE - MARKET		1,108,990	
TOTAL MARKET VALUE		1,292,136	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,292,136	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,292,136	
TOTAL JUST VALUE		1,292,136	
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 \$

