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

**2027**

**36-3S-16-02624-000**

## BUILDING CHARACTERISTICS

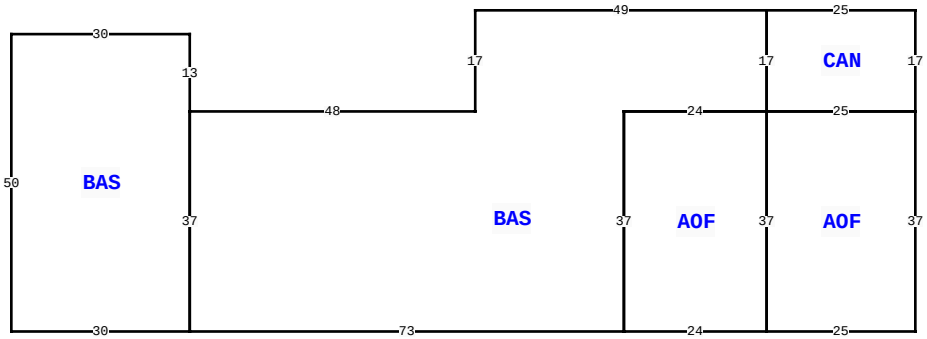
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 25 | MOD METAL 20 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 80 |
| Roof Cover | 12 | MODULAR MT 20 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 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 |
| 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 |

## 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 | 0 | 50.00 | 50.00 |

1 VEH SALE/R 0% - 0 Heated Area: 6847 HX Base Yr




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

| 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| 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 | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,365,978 |

| 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 $
.

## LAND DESCRIPTION

TOTAL OB/XF 14,080

| 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 | 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 | | | | | | | |

REVIEW DATE 04/30/2026 BY robin Total Acres: 2.43 Total Land Value: 1,192,066 Market: 0 Agricultural: 0 Common: 1,192,066 PRINTED 11/16/2026 BY SYS

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

**2027**

**36-3S-16-02624-000**

## BUILDING CHARACTERISTICS

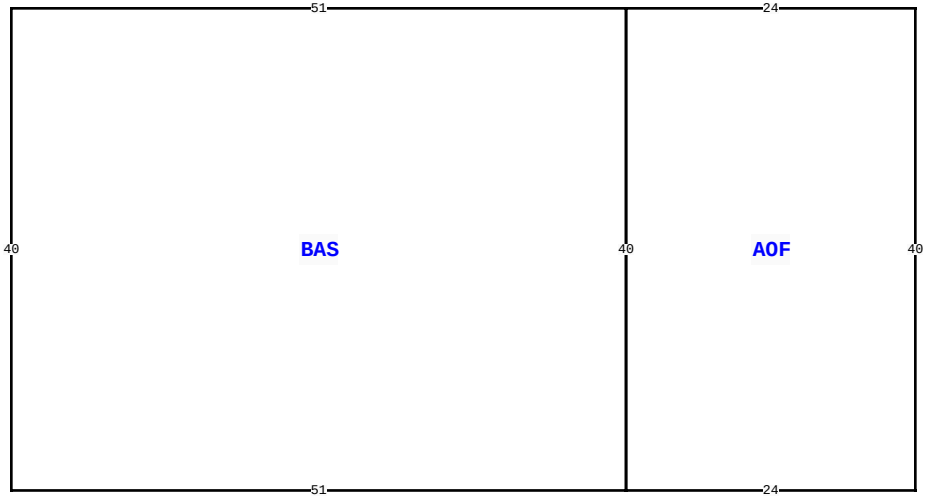
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 25 | MOD METAL 20 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Plumbing | | 2 100 |
| Frame | 01 | NONE 100 |
| Story Height | | 0 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| 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 | 960 | 150 | | 1,440 | 25,609 |
| BAS | 2,040 | 100 | | 2,040 | 36,280 |
| TOTALS | 3,000 | | | 3,480 | 61,888 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 3,480 | 78.0000 | 29.64 | 103,147 | 1990 | 1990 | 0 | 0 | 0 | 40.00 | 60.00 |

2 PREF M B A 0% - 0 Heated Area: 3000 HX Base Yr




2312 W US HIGHWAY 90 , LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| 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 | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,365,978 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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=-24,0] W51 S40 E51 N40 $
AOF=[ORIG=-24,0] E24 S40 W24 N40 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 04/30/2026 BY robin Total Acres: 2.43 Total Land Value: 1,192,066 Market: 0 Agricultural: 0 Common: 1,192,066 PRINTED 11/16/2026 BY SYS