W DIV: W1/2 OF NW1/4 BLOCK 10

776-481, QC 1117-1248, WD 1506-1

SAMSUM LLC
PO BOX 1213
LAKE CITY, FL 32055

2026

00-00-00-12439-000

BUILDING CHARACTERISTICS

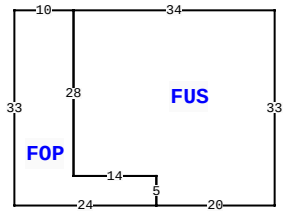
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		3 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

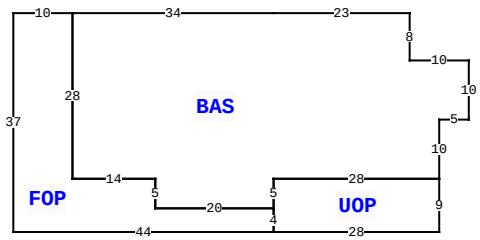
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	46,261
FOP	400	30		120	3,007
FOP	576	30		173	4,336
FUS	1,052	100		1,052	26,363
UOP	252	20		50	1,253
TOTALS	4,126			3,241	81,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,241	58.9680	50.12	162,439	1930	1950	0	0	0	50.00	50.00

1 TRI/QUAD 0% - 2025 Heated Area: 2898 HX Base Yr





322 SW NASSAU ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	81,220
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	5,512
TOTAL MARKET VALUE	87,932
SOH/AGL Deduction	0
ASSESSED VALUE	87,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,932
TOTAL JUST VALUE	87,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00798			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/1220	1/15/2024	WD	Q	I	05	150,000
GRANTOR: POPLIN WILLIAM L JR						
GRANTEE: SAMSUM LLC						
1117/1248	9/15/2006	QC	Q	I	01	100
GRANTOR: WILLIAM POPLIN						
GRANTEE: WILLIAM POPLIN & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 W34 FOP= W10 S37 E44 N4 W20 N5 W14 N28$ S28 E14S5 E20 UOP= S4 E28 N9 W28 S5$N5 E28 N10 E5 N10 W10 N8$ PTR=N40 FUS= N33 W34 FOP= W10 S33 E24 N5 W14 N28 $ S28 E14 S5E20$ S40$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0800	C	MULTI-FAM	0		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	1.00	1.00	5,512							

REVIEW DATE 12/13/2024 BY JS Total Acres: 0.13 Total Land Value: 5,512 Market: 0 Agricultural: 0 Common: 5,512 PRINTED 11/18/2025 BY SYS