W DIV: LOT 22 BLOCK 5 MCFARLANE

ORB 485-727, 678-511, 678-512, 7

COOK JOSHUA W
891 SW POPLAR LN
LAKE CITY, FL 32025

2026

00-00-00-12553-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

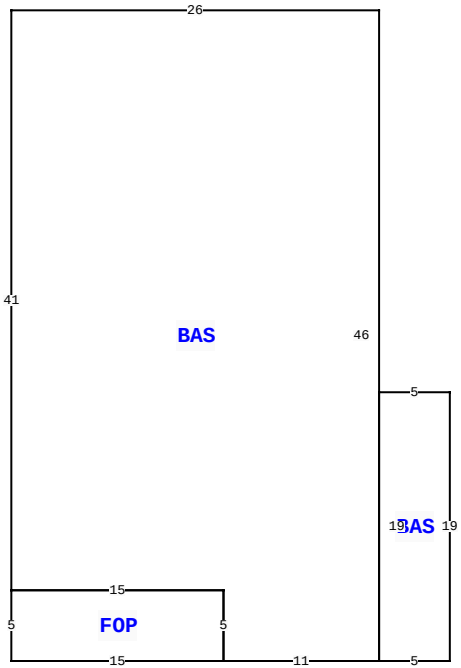
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	95	100		95	10,320
BAS	1,121	100		1,121	121,775
FOP	75	30		22	2,390
TOTALS	1,291			1,238	134,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,238	129.3200	144.84	179,312	1967	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2023 Heated Area: 1216 HX Base Yr 2023



891 SW POPLAR LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		134,484
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		6,108
TOTAL MARKET VALUE		141,492
SOH/AGL Deduction		1,710
ASSESSED VALUE		139,782
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,060
TOTAL JUST VALUE		141,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045803	Solar Power Syste	36,322	10/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/1101	7/30/2021	WD	Q	I	01	114,000
GRANTOR: JARRARD MICHAEL DARRY						
GRANTEE: COOK JOSHUA W						
1092/1694	8/01/2006	WD	Q	I		84,000
GRANTOR: KATHERINE E GAYLORD						
GRANTEE: MICHAEL DARRYL JARR						

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S41 FOP= S5 E15 N5 W15$ E15 S5 E11 BAS= E5 N19 W5 S19$ N46$.

LAND DESCRIPTION

TOTAL OB/XF 900

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	0100	C	SFR	100		*RSF-2	0.00	0.00	6,430.00	SF		1.00	1.00	1.00	0.95	0.95	6,108							

REVIEW DATE 11/19/2021 BY CP Total Acres: 0.15 Total Land Value: 6,108 Market: 0 Agricultural: 0 Common: 6,108 PRINTED 11/18/2025 BY SYS