W DIV: LOT 24 BLOCK 5 MCFARLANE
PARK S/D.

LINGER TERRY L/LINGER ELIZABETH P
869 SW POPLAR LN
LAKE CITY, FL 32025

2026

00-00-00-12555-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

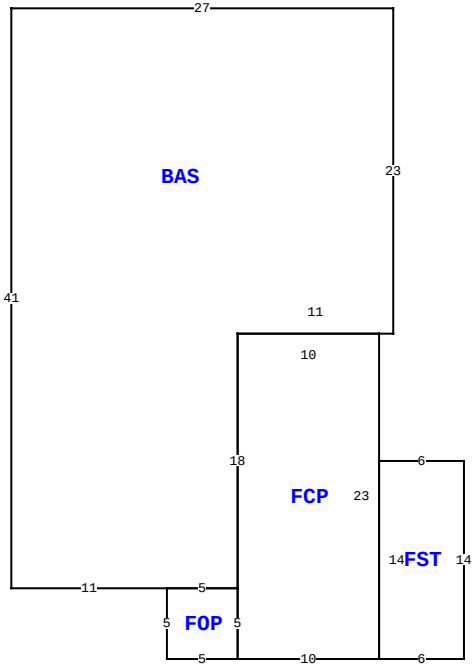
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	909	100		909	76,255
FCP	230	25		58	4,865
FOP	25	30		8	671
FST	84	55		46	3,859
TOTALS	1,248			1,021	85,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,021	115.2320	129.06	131,770	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 909 HX Base Yr 2013



869 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		85,650
TOTAL MARKET OB/XF VALUE		350
TOTAL LAND VALUE - MARKET		6,080
TOTAL MARKET VALUE		92,080
SOH/AGL Deduction		41,059
ASSESSED VALUE		51,021
TOTAL EXEMPTION VALUE	HX HB	26,021
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/1366	10/30/2020	WD	U	I	30	100
GRANTOR: RUTH DONOHUE						
GRANTEE: TERRY L & ELIZABETH						
1236/0311	6/01/2012	AG	U	I	40	42,000
GRANTOR: RUTH DONOHUE						
GRANTEE: TERRY L & ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S41 E11 FOP= S5 E5 N5 W5$ E5 FCP= S5 E10 FST= E6 N14 W6 S14$ N23 W10 S18$ N18 E11 N23$.

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	50	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 350

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	6,400.00	SF		1.00	1.00	1.00	0.95	0.95	6,080							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.15 Total Land Value: 6,080 Market: 0 Agricultural: 0 Common: 6,080 PRINTED 11/18/2025 BY SYS