W DIV LOTS 25, 26 BLOCK 5 MCFAR
PARK S/D.

ABEK PROPERTIES LLC
1886 SW SALEM RD
LAKE CITY, FL 32024

2026

00-00-00-12556-000

BUILDING CHARACTERISTICS

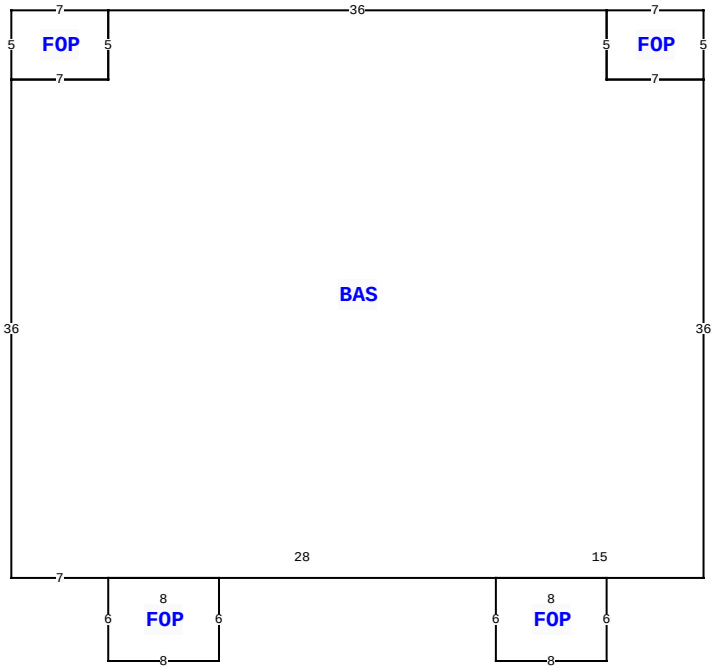
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Quality	05	05
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	1,980	100		1,980	184,389
FOP	35	30		10	932
FOP	35	30		10	932
FOP	48	30		14	1,304
FOP	48	30		14	1,304
TOTALS	2,146			2,028	188,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
2700	03	2,028	116.5500	99.07	200,914	2020	2020	0	0	1	5.00	94.00

1 DUPLEX 0% - 0 Heated Area: 1980 HX Base Yr



859 SW POPLAR LN, 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	188,859
TOTAL MARKET OB/XF VALUE	2,752
TOTAL LAND VALUE - MARKET	12,125
TOTAL MARKET VALUE	203,736
SOH/AGL Deduction	0
ASSESSED VALUE	203,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,736
TOTAL JUST VALUE	203,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
349	SFR	0	06/21/2019
19-0342	MULTIFAM	1,394	06/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1385/0171	3/28/2019	WD	U	V	11	100
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: ABEK PROPERTIES LLC						
1325/2113	11/16/2016	WD	U	V	37	9,500
GRANTOR: SCOTT CRAPPS						
GRANTEE: BRADLEY FRANKS CONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FOP= S5 W7 N5 E7$ S5 W7 S36 E7 FOP= S6 E8 N6 W8$ E28 FOP= S6 E8 N6 W8 $ E15 N36 FOP= N5 W7 S5 E7$ W7 N5$.

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	0	0	0	1,376.00	UT	2.00	2.00	100	2020	2020	3	100	2,752	

LAND DESCRIPTION

TOTAL OB/XF 2,752

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		*RSF-2	0.00	0.00	12,763.08	SF		1.00	1.00	1.00	0.95	0.95	12,125							

REVIEW DATE 06/29/2020 BY ME Total Acres: 0.29 Total Land Value: 12,125 Market: 0 Agricultural: 0 Common: 12,125 PRINTED 11/18/2025 BY SYS