W DIV: LOT 6 & 7 BLOCK 6 MCFARLA

306-264, PB 804-833, PR 815-1601

WILLIAMS SOUTHERN RENOVATIONS LLC
161 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2026

00-00-00-12562-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

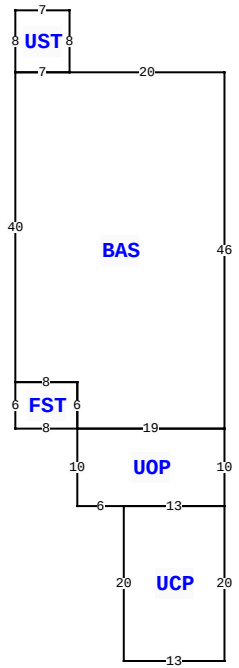
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	26	ALM SIDING 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,194	100		1,194	88,010
FST	48	55		26	1,916
UCP	260	20		52	3,833
UOP	190	20		38	2,801
UST	56	45		25	1,843
TOTALS	1,748			1,335	98,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,335	101.2500	113.40	151,389	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1194 HX Base Yr



864 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	98,403
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	10,854
TOTAL MARKET VALUE	109,307
SOH/AGL Deduction	0
ASSESSED VALUE	109,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,307
TOTAL JUST VALUE	109,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1508/2034	2/19/2024	WD	Q	I	01	115,000
GRANTOR: PONS MICHAEL JOSEPH J						
GRANTEE: WILLIAMS SOUTHERN R						
1508/1960	2/19/2024	QC	U	I	11	100
GRANTOR: PONS MICHAEL JOSEPH J						
GRANTEE: PONS MICHAEL JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UST= N8 W7 S8 E7$ W7 S40 FST= S6 E8 N6 W8 $ E8 S6
UOP= S10 E6 UCP= S20 E13 N20 W13$ E13 N10 W19$ E19 N46$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	0		*RSF-2	0.00	0.00	11,425.00	SF		1.00	1.00	1.00	0.95	0.95	10,854							

REVIEW DATE 02/26/2024 BY TP Total Acres: 0.26 Total Land Value: 10,854 Market: 0 Agricultural: 0 Common: 10,854 PRINTED 11/17/2025 BY SYS