W DIV: LOT 8 BLOCK 6 MCFARLANE
PARK S/D.

KRAMER DAVID/KRAMER LILLIAN
884 SW POPLAR LANE
LAKE CITY, FL 32025

2026

00-00-00-12564-000

BUILDING CHARACTERISTICS

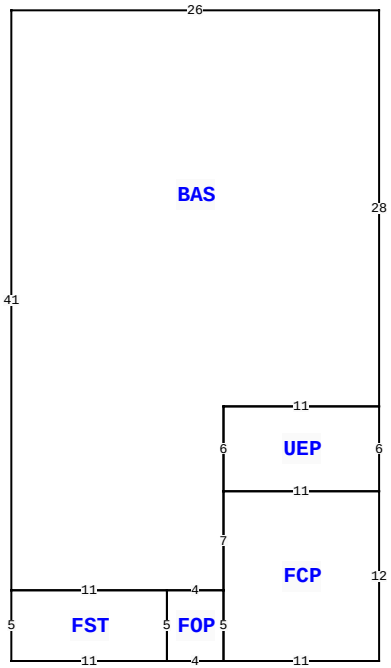
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	923	100		923	86,513
FCP	132	25		33	3,093
FOP	20	30		6	562
FST	55	55		30	2,812
UEP	66	60		40	3,749
TOTALS	1,196			1,032	96,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,032	128.7520	144.20	148,814	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 923 HX Base Yr 2016



884 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		96,729
TOTAL MARKET OB/XF VALUE		920
TOTAL LAND VALUE - MARKET		5,130
TOTAL MARKET VALUE		102,779
SOH/AGL Deduction		45,663
ASSESSED VALUE		57,116
TOTAL EXEMPTION VALUE	HX HB	32,116
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1298/2390	7/31/2015	AG	U	I	21	49,900
GRANTOR: THOMAS D AVERY & MARI						
GRANTEE: DAVID & LILLIAN KRA						
1275/0851	5/27/2014	QC	U	I	30	0
GRANTOR: THOMAS D AVERY & JOHN						
GRANTEE: THOMAS D AVERY & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S41 FST= S5 E11 N5 W11$ E11 FOP= S5 E4 N5 W4$ E4FCP= S5 E11 N12 W11 S7$ N7 UEP= E11 N6 W11 S6$ N6 E11 N28$.

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	200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	3.50	3.50	100	1993	1993	3	100	420	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 920

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	5,400.00	SF		1.00	1.00	1.00	0.95	0.95	5,130							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.12 Total Land Value: 5,130 Market: 0 Agricultural: 0 Common: 5,130 PRINTED 11/17/2025 BY SYS