W DIV: LOTS 8 & 9 BLOCK 7 MCFARL

ROW KATIE
770 SW POPLAR LN
LAKE CITY, FL 32025

2026

00-00-00-12574-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

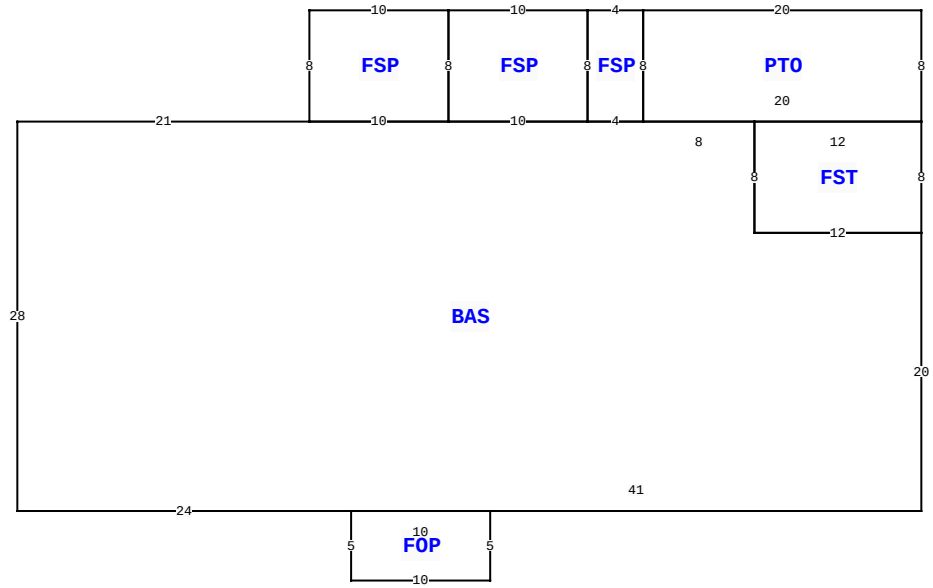
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 40
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,724	100		1,724	135,379
FOP	50	30		15	1,178
FSP	32	40		13	1,021
FSP	80	40		32	2,513
FSP	80	40		32	2,513
FST	96	55		53	4,162
PTO	160	5		8	628
TOTALS	2,222			1,877	147,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	107.8640	120.81	226,760	1964	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1724 HX Base Yr



770 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	147,394
TOTAL MARKET OB/XF VALUE	3,268
TOTAL LAND VALUE - MARKET	11,875
TOTAL MARKET VALUE	162,537
SOH/AGL Deduction	0
ASSESSED VALUE	162,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,537
TOTAL JUST VALUE	162,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/1097	6/17/2021	WD	Q	I	01	154,000
GRANTOR: ESPENSHIP SHERRI C						
GRANTEE: ROW KATIE						
1440/1095	6/17/2021	WD	U	I	11	100
GRANTOR: ESPENSHIP GROUP LLC						
GRANTEE: ESPENSHIP SHERRI C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S28 E24 FOP= S5 E10 N5 W10$ E41 N20 FST= N8 PTO= N8 W20 S8 E20$ W12 S8 E12$ W12 N8 W8 FSP= N8 W4 S8 E4$ W4 FSP= N8 W10 S8 E10$ W10 FSP= N8 W10 S8 E10 $ W10$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	60	
2	0070	CARPORT UF	0	0	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	950	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	0	16	16	256.00	UT	5.50	5.50	100	1993	1993	3	100	1,408	
5	0294	SHED WOOD/	0	0	10	10	100.00	UT	5.50	5.50	100	1993	1993	3	100	550	

LAND DESCRIPTION

TOTAL OB/XF 3,268

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	100.00	125.00	12,500.00	SF		1.00	1.00	1.00	0.95	0.95	11,875							

REVIEW DATE 09/07/2016 BY DF Total Acres: 0.29 Total Land Value: 11,875 Market: 0 Agricultural: 0 Common: 11,875 PRINTED 11/17/2025 BY SYS