E DIV: BEG NE COR OF S1/2, RUN W
FT, E 50 FT N 100 FT TO POB. (BL

SAMSUM LLC
PO BOX 1213
LAKE CITY, FL 32056

2026

00-00-00-13326-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

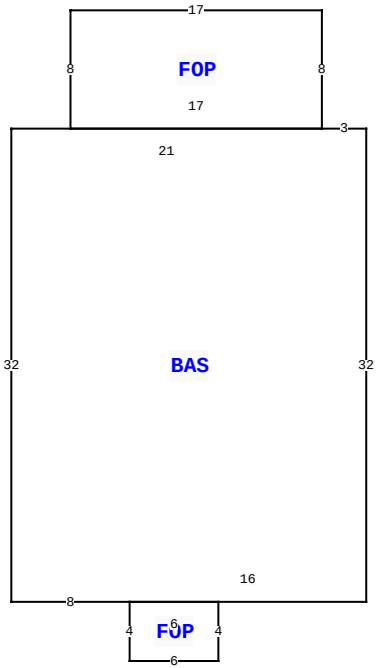
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	38,084
FOP	24	30		7	347
FOP	136	30		41	2,033
TOTALS	928			816	40,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	816	68.1156	76.29	62,253	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 768 HX Base Yr



634 SE NASSAU ST, 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	40,464
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,750
TOTAL MARKET VALUE	45,214
SOH/AGL Deduction	0
ASSESSED VALUE	45,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,214
TOTAL JUST VALUE	45,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3086	ADDN SFR	50	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1504/2029	11/30/2023	WD	Q	I	05	335,000
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: SAMSUM LLC						
1117/1259	9/15/2006	QC	Q	I	01	100
GRANTOR: POPLIN						
GRANTEE: POPLIN TRUSTEES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FOP= N8 W17 S8 E17$ W21 S32 E8 FOP= S4 E6 N4 W6$ E16 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	-350.00	100.00	5,000.00	SF		1.00	1.00	1.00	0.95	0.95	4,750							

REVIEW DATE 12/27/2023 BY TP Total Acres: 0.11 Total Land Value: 4,750 Market: 0 Agricultural: 0 Common: 4,750 PRINTED 11/10/2025 BY SYS