LOT 25 ROLLING MEADOWS S/D.
SWD 1062-2436, WD 1098-989,
WD 1218-2335,

BORIS MARGARET M
136 SW POPPY GLEN
LAKE CITY, FL 32024

2026

15-4S-16-03023-525

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

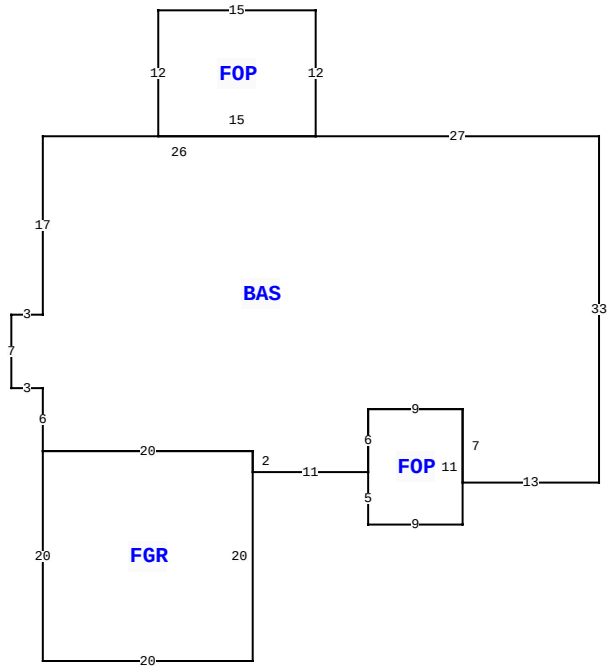
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100		1,636	170,508
FGR	400	55		220	22,929
FOP	99	30		30	3,127
FOP	180	30		54	5,628
TOTALS	2,315			1,940	202,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,940	114.8868	128.67	249,620	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2012 Heated Area: 1636 HX Base Yr 2012



136 SW POPPY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		202,192
TOTAL MARKET OB/XF VALUE		4,404
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		241,596
SOH/AGL Deduction		89,516
ASSESSED VALUE		152,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,358
TOTAL JUST VALUE		241,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24041	SFR	516	01/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1218/2335	7/29/2011	WD	Q	I	01	137,500
GRANTOR: JOSHUA & DOMINIQEE WA						
GRANTEE: MARGARET M BORIS						
1098/0989	9/22/2006	WD	Q	I		200,000
GRANTOR: GRACE ESCALANTE						
GRANTEE: JOSHUA & DOMINIQUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N12 W15 S12 E15$ W26 S17 W3 S7 E3 S6 FGR= S20 E20 N20 W20$ E20 S2 E11 FOP= S5 E9 N11 W9 S6$ N6 E9 S7 E13 N33$.

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	1,268.00	UT	3.00	3.00	100	2006	2006	3	100	3,804	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,404

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/25/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/06/2025 BY SYS