LOT 29 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1079-2096, WD 1

THOMPSON DAVID A/THOMPSON FRANCES J
209 SW POPPY GLN
LAKE CITY, FL 32024

2026

15-4S-16-03023-529

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

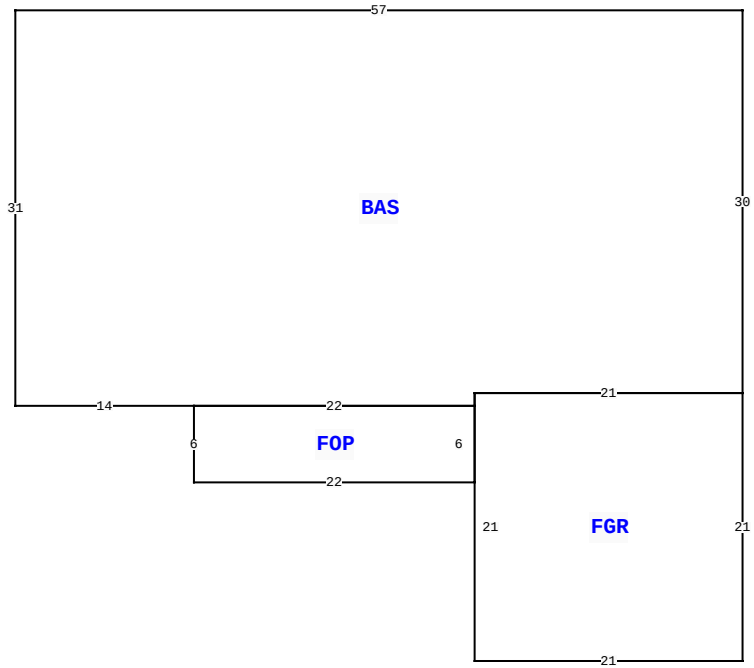
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,746	100		1,746	228,344
FGR	441	55		243	31,780
FOP	132	30		40	5,231
TOTALS	2,319			2,029	265,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	121.6380	136.23	276,411	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1746 HX Base Yr 2022



209 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		265,355
TOTAL MARKET OB/XF VALUE		42,268
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		342,623
SOH/AGL Deduction		27,024
ASSESSED VALUE		315,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,877
TOTAL JUST VALUE		342,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044499	Screen Enclosure	20,000	05/20/2022
000044468	Storage Building	4,997	05/17/2022
000043954	Swimming Pool and	60,000	05/06/2022
40530	SFR	0	09/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1255	10/26/2021	WD	Q	I	01	299,900
GRANTOR: PEURRUNG JOSEPH C						
GRANTEE: THOMPSON DAVID A						
1403/0087	1/07/2020	WD	Q	V	01	17,000
GRANTOR: JACOB MATTHEW ROCHE						
GRANTEE: JOSEPH C PEURRUNG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] W57 S31 E14 E22 N1 E21 N30 $
FOP=[ORIG=27,41] E22 S6 W22 N6 $
FGR=[ORIG=49,40] E21 S21 W21 N21 $
.

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	640.00	UT	3.00	3.00	100	2022	2021		100	1,920	
2	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2023	2022		95	22,344	
3	0282	POOL ENCL	0	100	33	38	1,254.00	UT	15.00	15.00	100	2023	2022		80	15,048	
4	0166	CONC,PAVMT	0	100	0	0	652.00	UT	3.00	3.00	100	2023	2022		100	1,956	
5	0294	SHED WOOD/	0	100	8	12	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 42,268

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	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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS