LOT 30 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1096-648, WD 11

AMBROSE NICHOLAS R/NIX KIMBERLY K
159 SW POPPY GLN
LAKE CITY, FL 32024

2026

15-4S-16-03023-530

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	32	HARDIE BRD 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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	04	04 100
Quality	06	06

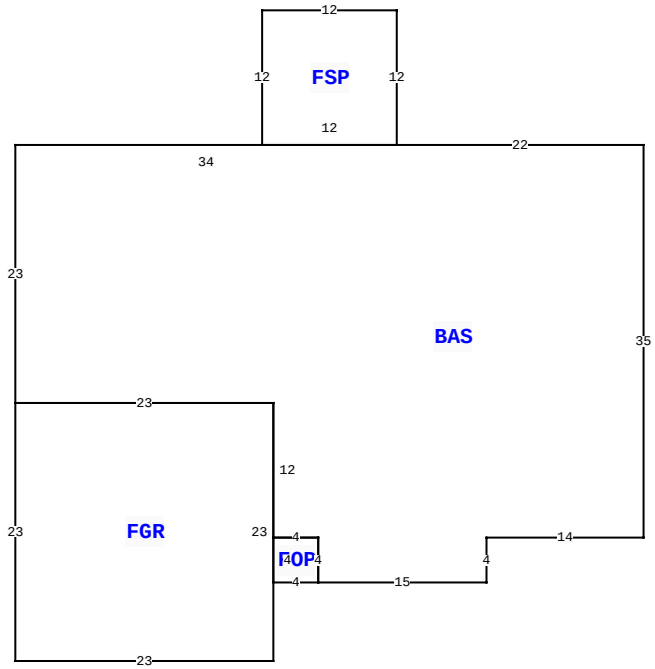
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100		1,744	216,113
FGR	529	55		291	36,060
FOP	16	30		5	620
FSP	144	40		58	7,187
TOTALS	2,433			2,098	259,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,098	134.9271	151.12	317,050	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2022 Heated Area: 1744 HX Base Yr 2022



159 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		259,981
TOTAL MARKET OB/XF VALUE		4,292
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		299,273
SOH/AGL Deduction		89,284
ASSESSED VALUE		209,989
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,267
TOTAL JUST VALUE		299,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25204	SFR	554	11/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/2300	3/30/2021	WD	Q	I	01	249,900

GRANTOR: ALLISON ELIZABETH ANN
GRANTEE: AMBROSE NICHOLAS R

1326/2792	12/01/2016	WD	U	I	30	100

GRANTOR: JUSTIN PARKS (A SINGL
GRANTEE: ELIZABETH PARKS (A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N12 W12 S12 E12$ W34 S23 FGR= S23 E23 N23 W23$E23 S12 FOP= S4 E4 N4 W4$ E4 S4 E15 N4 E14 N35 $.

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	1,164.00	UT	3.00	3.00	100	2007	2007	3	100	3,492	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,292

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 09/19/2025 BY SYS