

W1/2 OF W1/2 OF SE1/4 OF
NE1/4 & W1/2 OF W1/2 OF NE1/4
OF NE1/4 LYING S OF US-90 &

KOPP ROBERT E
9392 US 90 W
LAKE CITY, FL 32055

2026

26-3S-15-00235-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																									
Exterior Wall	31	VINYL SID 100	0201	02	2,280	115.9000	108.95	248,406	1995	1995	0	0	0	45.00	55.00	VALUATION SUMMARY																								
Roof Structur	03	GABLE/HIP 100	3 MANUF 1 100% - 0														Heated Area: 2128 HX Base Yr																							
Roof Cover	12	MODULAR MT 100	28 76 76 28 8 8 76 76 8 8 76 76 8 8 76 76 8 8														VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100															Tax Group: 3												Tax Dist:											
Interior Floo	14	CARPET 90															BUILDING MARKET VALUE												136,623											
Interior Floo	08	SHT VINYL 10															TOTAL MARKET OB/XF VALUE												35,050											
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET												125,280											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE												183,239											
Bedrooms	3	100															SOH/AGL Deduction												84,116											
Bathrooms	2	100															ASSESSED VALUE												99,123											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Architectual	01	CONV 100															BASE TAXABLE VALUE												48,401											
Units	0	100	TOTAL JUST VALUE												296,953																									
Condition Adj	03	03 100	NCON VALUE												0																									
Kitchen Adjus	01	01 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 296,953																									
Quality 05 05																		XFOB:3:1: NOBILITY M H																						
DOR CODE 5000 IMPROVED AG																		BLDG:1:1: NOBILITY MH																						
MAP NUM MKT AREA 01																		PERMIT NUM DESCRIPTION AMT ISSUED																						
NEIGHBORHOOD/LOC 26315.00 1.00/																		16927 M H 125 05/04/2000																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																																		
BAS	2,128	100		2,128	127,515	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																												
UOP	608	25		152	9,108																																			
TOTALS 2,736 2,280 136,623																																								
EXTRA FEATURES																		BUILDING NOTES																						
9360 W US HIGHWAY 90 , LAKE CITY																		BUILDING DIMENSIONS																						
BAS= W76 S28 UOP= S8 E76 N8 W76\$ E76 N28\$.																																								
L N	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	0030	BARN, MT	0 100	72 40	2,880.00	UT	12.00	12.00	50	0	0	3	50	17,280																										
2	0030	BARN, MT	0 0	65 39	2,535.00	UT	10.00	10.00	20	0	0	3	20	5,070																										
3	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200																										
4	0030	BARN, MT	0 100	0 0	1.00	UT	0.00	0.00	100	2000	2000	3	100	3,000																										
5	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																										
6	0070	CARPORT UF	0 100	0 0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500																										
LAND DESCRIPTION																		TOTAL OB/XF 35,050																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000																							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.88	AC		1.00	1.00	1.00	280.00	280.00	5,566																							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.88	AC		1.00	1.00	1.00	6,000.00	6,000.00	119,280																							
REVIEW DATE 02/24/2023 BY KS Total Acres: 20.88 Total Land Value: 11,566 Market: 119,280 Agricultural: 5,566 Common: 6,000 PRINTED 11/17/2025 BY SYS																																								