

POPLIN WILLIAM L JR/POPLIN LINDA K
529 SW ARBOR LN
LAKE CITY, FL 32024

31-3S-16-02413-000

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 19 COMMON BRK 100
Roof Structur 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 80
Interior Wall 04 PLYWOOD 20
Interior Floo 14 CARPET 80
Interior Floo 15 HARDTILE 20
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 5 100
Bathrooms 3 100

Frame Stories 01 NONE 100
Architectual Units 1. 1. 100
Condition Adj 05 CONV 100
Kitchen Adjus 0 100
 03 03 100
 01 01 100

Quality 05 05
DOR CODE 0101 SFRES/SFRES
MAP NUM MKT AREA 01
NEIGHBORHOOD/LOC 31316.00 1.00/

	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREAMARKET VALUE
BAS		210	100		210	16,499
BAS		3,261	100		3,261	256,202
FGR		725	55		399	31,348
FOP		12	30		4	314
PTO		168	5		8	629
PTO		272	5		14	1,100

TOTALS		4,648			3,896	306,092
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EXTRA FEATURES
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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 3,896 107.9200 120.87 470,910 1973 1973 0 0 35.00 65.00

1 SINGLE FAM 100% - 2002 Heated Area: 3471 HX Base Yr 2002

The diagram shows two main rectangular footprints labeled BAS and FGR. The larger BAS footprint has overall dimensions of 47 feet wide by 61 feet deep. Setbacks from its perimeter are as follows:
- Front setback: 19'
- Left setback: 14'
- Right setback: 18'
- Rear setback: 21'
- Side setbacks: 13' on the left and 12' on the right.
The smaller FGR footprint is located adjacent to the bottom-left corner of the BAS footprint, measuring 29 feet wide by 25 feet deep.

COLUMBIA COUNTY PROPERTY PAGE 1 of 2 3

VALUATION BY TAX GROUP: 3 STANDARD Tax Dist:

BUILDING MARKET VALUE 349,156

TOTAL MARKET OB/XF VALUE 9,198

TOTAL LAND VALUE - MARKET 84,140

TOTAL MARKET VALUE 442,494

SOH/AGL Deduction 213,595

ASSESSED VALUE 228,899

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 178,177

TOTAL JUST VALUE 442,494

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 442,794

SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

0938/1272 10/19/2001 WD Q I 135,000

GRANTOR:DICKS & HEWETT GRANTEE:WILLIAM & LINDA K P 0847/0951 10/10/1997 WD Q I 135,000 GRANTOR:HAMMONS GRANTEE:DICKS & HEWETT BUILDING NOTES BUILDING DIMENSIONS BAS= W47 S19 E13 S21 FOP= S4E3 N4 W3\$ E3 S4 W3 S20 W16 BAS=W10 FGR= N4 W29 S25 E29N21\$ S21 E10 N21\$ S17 E50 N2 PTO= E16 N17 W16 S17\$ N61 PTO= E12 N14 W12 S14\$ N18\$. REVIEW DATE 10/29/2024 BY TW Total Acres: 12.02 Total Land Value: 84,140 Market: 0 Agricultural: 0 Common: 84,140 PRINTED 10/02/2025 BY SYS

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