LOTS 1 & 15 EX S 75 FT BLOCK
1 MORNINGSIDE HEIGHTS.
PB 1207-86, DC 1225-698, WD

FITZGERALD TERRY EARL
174 NE POPPY WAY
LAKE CITY, FL 32055

2026

33-3S-17-06381-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

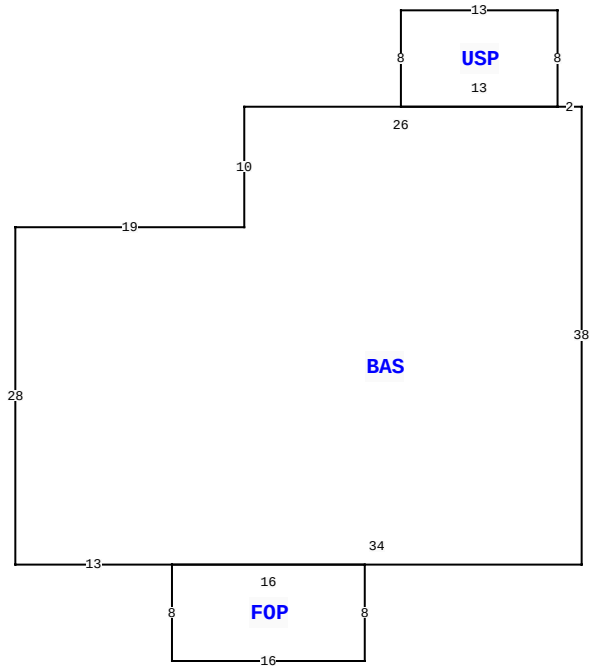
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	112,819
FOP	128	30		38	2,686
USP	104	35		36	2,545
TOTALS	1,828			1,670	118,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	91.8000	102.82	171,709	1956	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2020 Heated Area: 1596 HX Base Yr 2020



174 NE POPPY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,050
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		19,200
TOTAL MARKET VALUE		141,050
SOH/AGL Deduction		33,698
ASSESSED VALUE		107,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,630
TOTAL JUST VALUE		141,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1287	5/13/2019	WD	Q	I	01	109,900
GRANTOR: JOSEPH S & SANDRA L R						
GRANTEE: TERRY EARL FITZGERA						
1228/2113	1/24/2012	WD	Q	I	01	30,000
GRANTOR: CAROL W COOPER						
GRANTEE: JOSEPH S & SANDRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 USP= N8 W13 S8 E13$ W26 S10 W19 S28 E13 FOP= S8 E16 N8 W16$ E34 N38 $.

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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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/MH	170.00	151.00	25,600.00	SF		1.00	1.00	1.00	0.75	0.75	19,200							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.59 Total Land Value: 19,200 Market: 0 Agricultural: 0 Common: 19,200 PRINTED 11/18/2025 BY SYS