LOT 9 BLOCK 3 HIGHLAND ESTATES S

724-588, 771-1726, 858-2042, WD

WALLACE ASHLYN KALANI
141 NE POPPY WAY
LAKE CITY, FL 32055

2026

33-3S-17-06521-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

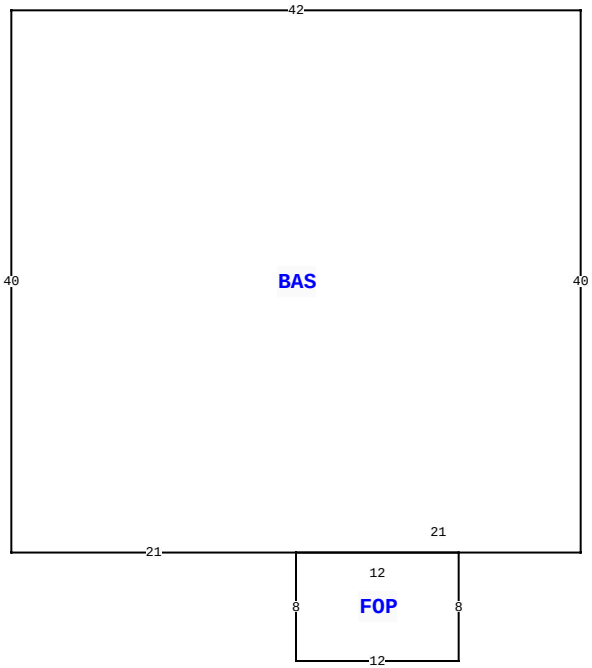
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	175,709
FOP	96	30		29	3,033
TOTALS	1,776			1,709	178,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,709	106.7220	119.53	204,277	1955	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2023 Heated Area: 1680 HX Base Yr 2023



141 NE POPPY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,742
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		7,000
TOTAL MARKET VALUE		186,742
SOH/AGL Deduction		3,597
ASSESSED VALUE		183,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,423
TOTAL JUST VALUE		186,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1460/1055	2/24/2022	WD	Q	I	01	174,900
GRANTOR: LUCAS CADY AND ASSOCI						
GRANTEE: WALLACE ASHLYN KALA						
1448/1245	9/24/2021	WD	Q	I	03	55,000
GRANTOR: SMITHEY WILLIAM VAN L						
GRANTEE: LUCAS CADY AND ASSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S40 E21 FOP= S8 E12 N8 W12$ E21 N40$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0080	DECKING	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	75.00	135.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.23 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/20/2025 BY SYS