

LOTS 1 & 2 BLOCK 2 PINEMOUNT VIL
699-771, 730-121, 902-1462, QC 1

SAMSUM LLC
PO BOX 1213
LAKE CITY, FL 32056

2026

34-3S-16-02470-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
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	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.010 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,670	100		2,670	188,579
FOP	64	30		19	1,342
FSP	408	40		163	11,513
TOTALS	3,142			2,852	201,434

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,852	97.0188	108.66	309,898	1971	1971	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 2670 HX Base Yr											
128 SW ANN PL, LAKE CITY											
BLD DATE: 04/21/2023 MLU											

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3 100
2	0210	GARAGE U	0	0	25	40	1,000.00	UT	5.40	5.40	40	0	0	3 40
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3 100
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3 100

LAND DESCRIPTION														
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
1	0100	C	SFR	0		RSF	1250.00	175.00	2.00	LT		1.00	1.00	0.70

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		201,434	
TOTAL MARKET OB/XF VALUE		4,710	
TOTAL LAND VALUE - MARKET		25,900	
TOTAL MARKET VALUE		232,044	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,044	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		232,044	
TOTAL JUST VALUE		232,044	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		232,044	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049857	Electrical Servic	0	05/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2029	11/30/2023	WD	Q	I	05	335,000
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: SAMSUM LLC						
1117/1257	9/15/2006	QC	Q	I	01	100
GRANTOR: WILLIAM POPLIN JR						
GRANTEE: POPLIN WILLIAM LEE						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W18 S4 W36 FSP= N5 W24 S17 E24 N12\$ S12 W24 S25 E39 FOP= S4 E16 N4 W16\$ E39 N41\$.														