COMM AT INTERS OF N R/W OF SAL R
CORTEZ TER, RUN N ALONG R/W 383.
177 FT, S 359 FT TO N R/W OF SAL

POPNLOLLI LLC
172 SW TWIG CT
LAKE CITY, FL 32024

2026

35-3S-17-07255-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

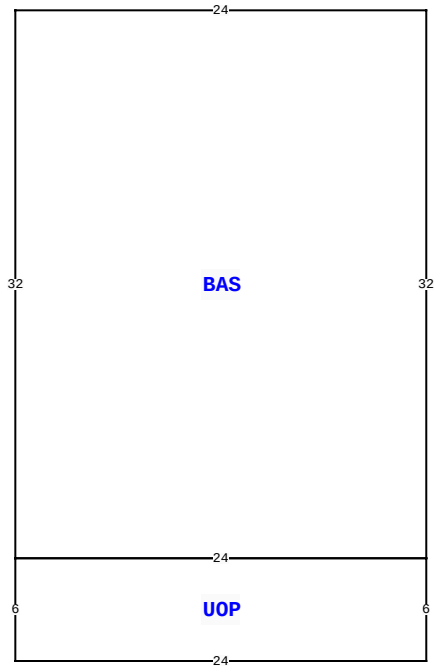
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	32,003
UOP	144	20		29	1,208
TOTALS	912			797	33,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	797	57.2400	64.11	51,096	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 768 HX Base Yr



321 NE CORTEZ TER, 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	33,212
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,457
TOTAL MARKET VALUE	45,669
SOH/AGL Deduction	0
ASSESSED VALUE	45,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,669
TOTAL JUST VALUE	45,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10016	REMODEL	0	07/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1464/1298	3/01/2022	WD	U	I	11	100
GRANTOR:						
GRANTEE: POPNLOLLI LLC						
1462/787	3/01/2022	WD	U	I	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 W24 S32 UOP= S6 E24N6 W24$ E24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	18,458.00	SF		1.00	1.00	0.80	0.25	0.20	3,692							
2	0000	C	VAC RES	0			0.00	0.00	43,827.00	SF		1.00	1.00	0.80	0.25	0.20	8,765							

REVIEW DATE 02/16/2017 BY BC Total Acres: 1.43 Total Land Value: 12,457 Market: 0 Agricultural: 0 Common: 12,457 PRINTED 11/18/2025 BY SYS