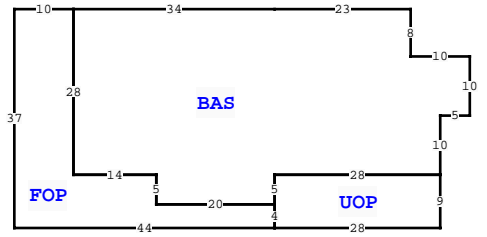
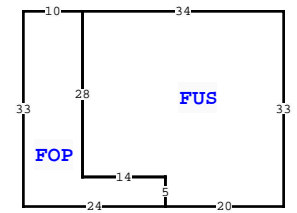


ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		3 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2800	03	3,241	58.9680	51.30	166,263	1930	1950	0	0	0	50.00	50.00		
1 TRI/QUAD 0% - 2025 Heated Area: 2898 HX Base Yr														



Quality	03	03			
DOR CODE	0800	MULTI-FAM <10			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	840317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	47,350
FOP	400	30		120	3,078
FOP	576	30		173	4,438
FUS	1,052	100		1,052	26,984
UOP	252	20		50	1,283
TOTALS	4,126			3,241	83,132

322 SW NASSAU ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

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
1	0190	FPLC PF	0	0	0	0	1.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0800	C	MULTI-FAM	0		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	2.00	2.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			83,132
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			11,024
TOTAL MARKET VALUE			95,356
SOH/AGL Deduction			0
ASSESSED VALUE			95,356
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			95,356
TOTAL JUST VALUE			95,356
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			87,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00798			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1220	1/15/2024	WD Q	Q	I	05	150,000
GRANTOR: POPLIN WILLIAM L JR						
GRANTEE: SAMSUM LLC						
1117/1248	9/15/2006	QC Q	Q	I	01	100
GRANTOR: WILLIAM POPLIN						
GRANTEE: WILLIAM POPLIN & LI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W23 W34 FOP= W10 S37 E44 N4 W20 N5 W14 N28\$ S28 E14S5 E20 UOP= S4 E28 N9 W28 S5\$N5 E28 N10 E5 N10 W10 N8\$ PTR=N40 FUS= N33 W34 FOP= W10 S33 E24 N5 W14 N28 \$ S28 E14 S5E20\$ S40\$.