

W DIV: N 120 FT OF FOLLOWING: BE
 COR, RUN S TO BRANCH IN MOODIE'S
 N TO ST JOHNS ST, E 79 FT TO POB

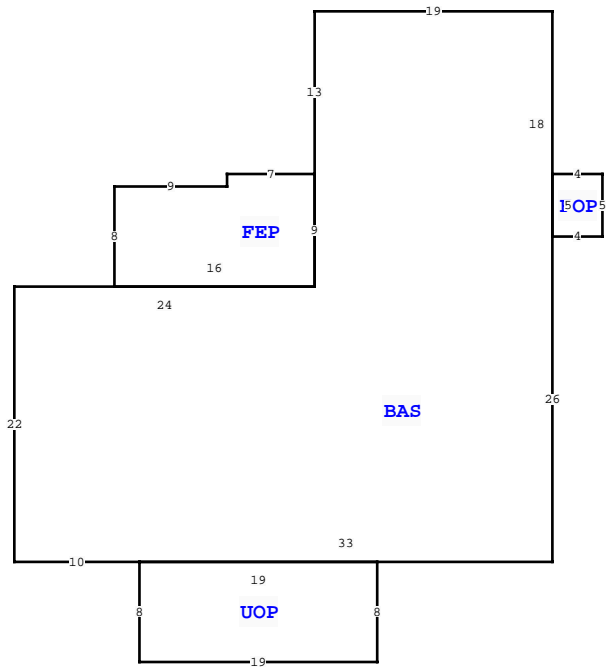
SAMSUM LLC
 PO BOX 1213
 LAKE CITY, FL 32056

2026

00-00-00-12442-000

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	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 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	1,508	65.5358	57.02	85,986	1930	1955	0	0	50.00	50.00		
1 TRI/QUAD 0% - 2025 Heated Area: 1364 HX Base Yr													



Quality	04	04			
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	1,364	100		1,364	38,888
FEP	135	80		108	3,079
FOP	20	30		6	171
UOP	152	20		30	856
TOTALS	1,671			1,508	42,993

394 SW SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	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	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

TOTAL OB/XF 600

LAND DESCRIPTION														TOTAL OB/XF										
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RMF-1	79.00	120.00	10,140.00	SF		1.00	1.00	1.00	2.00	2.00	20,280							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 1	Tax Dist:				
BUILDING MARKET VALUE	42,993				
TOTAL MARKET OB/XF VALUE	600				
TOTAL LAND VALUE - MARKET	20,280				
TOTAL MARKET VALUE	63,873				
SOH/AGL Deduction	5,852				
ASSESSED VALUE	58,021				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	58,021				
TOTAL JUST VALUE	63,873				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	52,746				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1220	1/15/2024	WD	Q	I	05	150,000
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: SAMSUM LLC						
1117/1253	9/15/2006	QC	Q	I	01	100
GRANTOR: WILLIAM POPLIN JR						
GRANTEE: WILLIAM LEE JR & LI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W19 S13 FEP= W7 S1 W9 S8 E16 N9\$ S9 W24 S22 E10 UOP= S8 E19 N8 W19\$ E33 N26 FOP= E4 N5 W4 S5\$ N18\$.