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

2027

00-00-00-12442-000

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	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
Quality	04	04

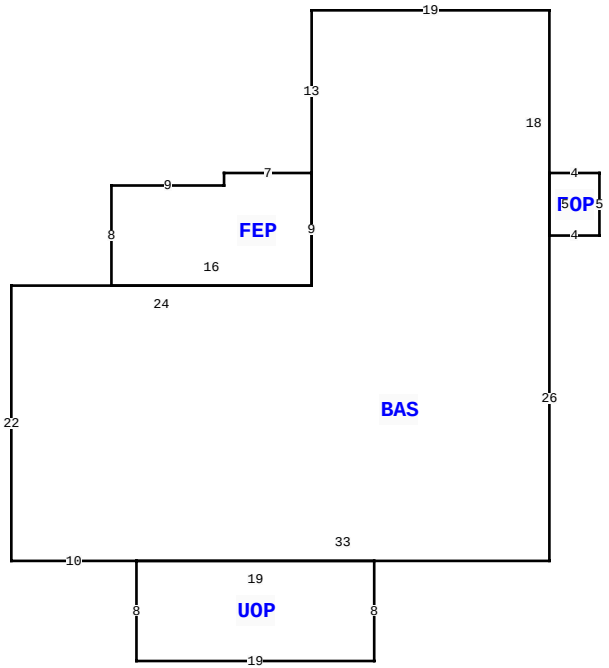
DOR CODE	0800	MULTI-FAM <10	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	

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

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	0	50.00	50.00

1 TRI/QUAD 0% - 2025 Heated Area: 1364 HX Base Yr



394 SW SAINT JOHNS ST, LAKE CITY

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

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	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	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

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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	50
ASSESSED VALUE	63,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,823
TOTAL JUST VALUE	63,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,873

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$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	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							

REVIEW DATE 01/30/2024 BY TP Total Acres: 0.23 Total Land Value: 20,280 Market: 0 Agricultural: 0 Common: 20,280 PRINTED 11/17/2026 BY SYS