W DIV: LOT 9 BLOCK 5 MCFARLANE P
476-305, 632-678, PB 1101-477, W

KOPPLIN JAMES RUSSELL/KOPPLIN MARILYN JOAN
1002 SW SPRING LN
LAKE CITY, FL 32025

2026

00-00-00-12549-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

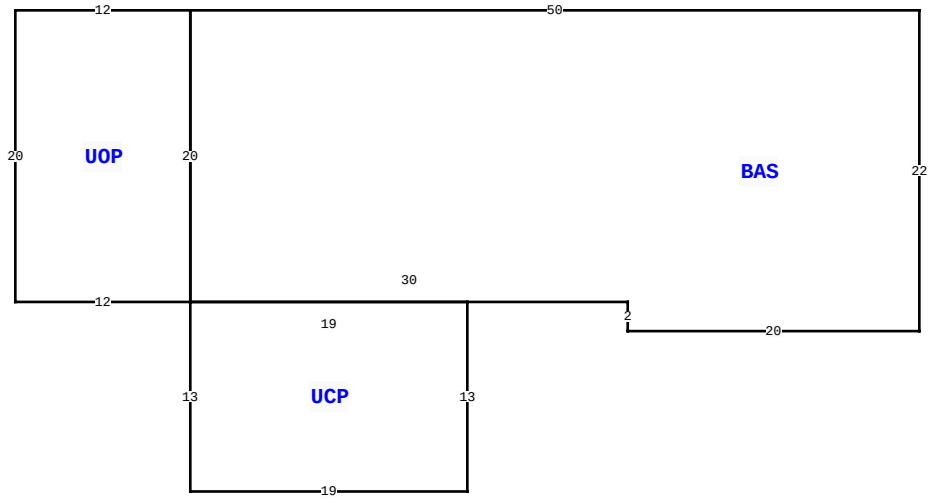
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,040	100		1,040	89,218
UCP	247	20		49	4,204
UOP	240	20		48	4,118
TOTALS	1,527			1,137	97,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,137	115.7700	131.98	150,061	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1040 HX Base Yr 2023



1002 SW SPRING LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		97,540
TOTAL MARKET OB/XF VALUE		125
TOTAL LAND VALUE - MARKET		5,938
TOTAL MARKET VALUE		103,603
SOH/AGL Deduction		10,751
ASSESSED VALUE		92,852
TOTAL EXEMPTION VALUE	HX HB SX	92,852
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		103,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00716			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/232	7/14/2022	WD	Q	I	01	95,000
GRANTOR: HUDSON W KEITH						
GRANTEE: KOPPLIN JAMES RUSSE						
1266/2304	12/12/2013	WD	U	I	18	21,700
GRANTOR: SECRETARY OF DEPT OF						
GRANTEE: W KEITH HUDSON (SIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UOP= W12 S20 E12 N20$ S20 UCP= S13 E19 N13 W19$ E30 S2 E20 N22$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	500.00	500.00	25	1993	1993	3	25	125	

LAND DESCRIPTION

TOTAL OB/XF 125

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	100		*RSF-	250.00	125.00	6,250.00	SF		1.00	1.00	1.00	0.95	0.95	5,938							

REVIEW DATE 10/21/2024 BY JS Total Acres: 0.14 Total Land Value: 5,938 Market: 0 Agricultural: 0 Common: 5,938 PRINTED 05/08/2026 BY SYS