W DIV LOT 27 BLOCK 5 MCFARLANE

489-682, 758-1785, 964-1024,

ABEK PROPERTIES LLC
1886 SW SALEM RD
LAKE CITY, FL 32024

2026

00-00-00-12556-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

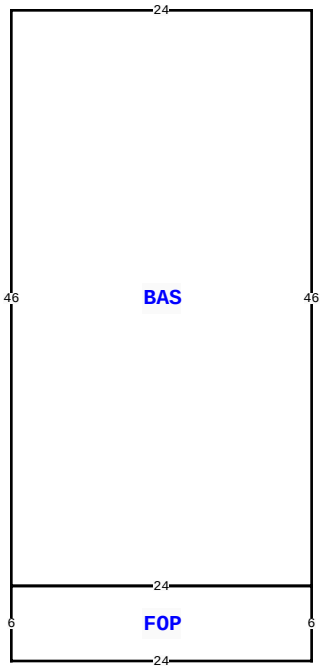
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	132,740
FOP	144	30		43	5,170
TOTALS	1,248			1,147	137,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,147	112.2000	127.91	146,713	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 0% - 2021 Heated Area: 1104 HX Base Yr



847 SW POPLAR 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	137,910
TOTAL MARKET OB/XF VALUE	1,358
TOTAL LAND VALUE - MARKET	6,042
TOTAL MARKET VALUE	145,310
SOH/AGL Deduction	0
ASSESSED VALUE	145,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,310
TOTAL JUST VALUE	145,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/0171	3/28/2019	WD	U	V	11	100
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: ABEK PROPERTIES LLC						
1325/2113	11/16/2016	WD	U	V	37	9,500
GRANTOR: SCOTT CRAPPS						
GRANTEE: BRADLEY FRANKS CONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S46 FOP= S6 E24 N6 W24$ E24 N46$.

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	0166	CONC,PAVMT	0	0	0	0	679.00	UT	2.00	2.00	100	2020	2020	3	100	1,358	

LAND DESCRIPTION

TOTAL OB/XF 1,358

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		*RSF-2	0.00	0.00	6,359.76	SF		1.00	1.00	1.00	0.95	0.95	6,042							

REVIEW DATE 06/29/2020 BY ME Total Acres: 0.15 Total Land Value: 6,042 Market: 0 Agricultural: 0 Common: 6,042 PRINTED 05/08/2026 BY SYS