W DIV: LOT 5 BLOCK 6 MCFARLANE P
440-169, 647-127, 958-2551, WD 1

JOHNSON DEMETRIUS/NESSMITH JAMIELYNN
854 SW POPLAR LN
LAKE CITY, FL 32025

2027

00-00-00-12561-000

BUILDING CHARACTERISTICS

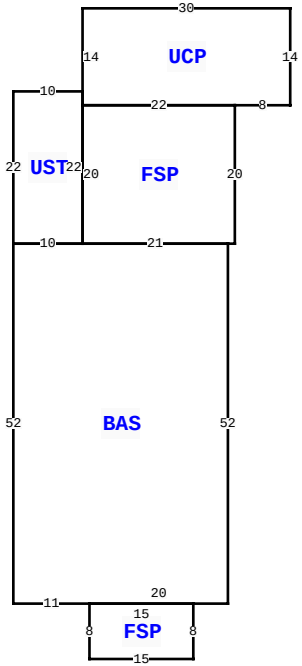
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,612	100		1,612	110,459
FSP	120	40		48	3,289
FSP	440	40		176	12,060
UCP	420	20		84	5,756
UST	220	45		99	6,784
TOTALS	2,812			2,019	138,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	95.8320	105.42	212,843	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1612 HX Base Yr 2025



854 SW POPLAR LN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		138,348
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		8,700
TOTAL MARKET VALUE		147,748
SOH/AGL Deduction		0
ASSESSED VALUE		147,748
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,337
TOTAL JUST VALUE		147,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044125	Roof Replacement	5,600	04/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2305	12/19/2024	WD	Q	I	01	186,100
GRANTOR: SHAFER GLENN						
GRANTEE: JOHNSON DEMETRIUS						
0958/2551	7/24/2002	WD	Q	I		48,000
GRANTOR: CAROLYN PIAZZA						
GRANTEE: MARY & GLENN SHAFER						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= E1 N20 UCP= E8 N14 W30 S14 E22$ W22 S20 E21$ BAS= W21 UST= N22 W10 S22 E10$ W10S52 E11 FSP= S8 E15 N8 W15$ E20 N52$.

LAND DESCRIPTION

TOTAL OB/XF 700

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-2	0.00	0.00	5,800.00	SF		1.00	1.00	1.00	1.50	1.50	8,700							

REVIEW DATE 01/27/2025 BY ME Total Acres: 0.13 Total Land Value: 8,700 Market: 0 Agricultural: 0 Common: 8,700 PRINTED 11/17/2026 BY SYS