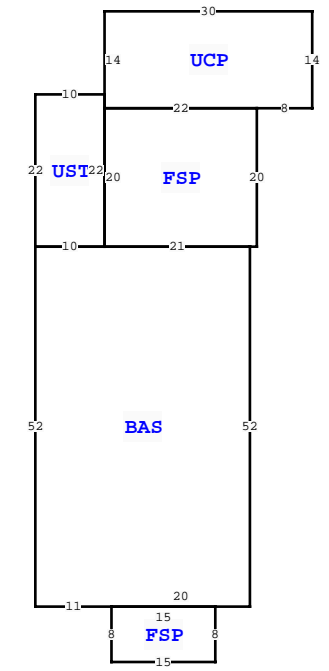


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
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	
0100	01	2,019	95.8320	107.33	216,699	1981	1981	0	0	35.00	65.00	

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



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	112,460
FSP	120	40		48	3,349
FSP	440	40		176	12,279
UCP	420	20		84	5,860
UST	220	45		99	6,907
<b>TOTALS</b>	<b>2,812</b>			<b>2,019</b>	<b>140,854</b>

854 SW POPLAR LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			140,854
TOTAL MARKET OB/XF VALUE			700
TOTAL LAND VALUE - MARKET			8,700
TOTAL MARKET VALUE			150,254
SOH/AGL Deduction			0
ASSESSED VALUE			150,254
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			98,843
TOTAL JUST VALUE			150,254
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,064

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\$.	

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	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION		TOTAL OB/XF														700								
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	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							