W DIV: LOTS 6 & 7 BLOCK 7
MCFARLANE PARK S/D.

WAGNER NICHOLAS R/WAGNER KALIANNE CHRISTINE
738 SW POPLAR LN
LAKE CITY, FL 32025

2027

00-00-00-12573-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 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		2 100
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

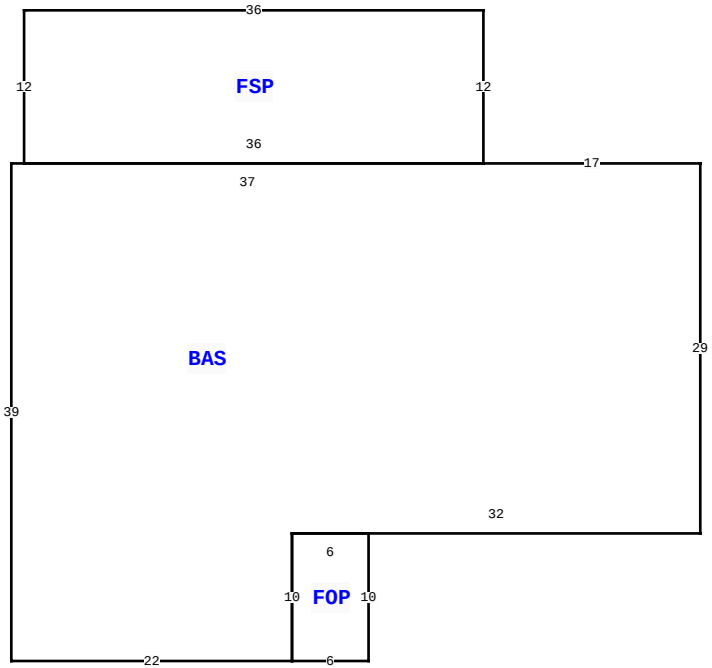
NEIGHBORHOOD/LOC 840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100		1,786	155,247
FOP	60	30		18	1,565
FSP	432	40		173	15,038
TOTALS	2,278			1,977	171,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,977	121.5720	133.73	264,384	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1786 HX Base Yr



738 SW POPLAR LN, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0294	SHED WOOD/	0	0	12	16	192.00	UT	5.50	5.50	100	1993	1993	3	100	1,056	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	171,850
TOTAL MARKET OB/XF VALUE	2,106
TOTAL LAND VALUE - MARKET	15,625
TOTAL MARKET VALUE	189,581
SOH/AGL Deduction	0
ASSESSED VALUE	189,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,581
TOTAL JUST VALUE	189,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1064	2/15/2019	WD	Q	I	01	120,000
GRANTOR: TAMDAE LAW & JOSEPH,						
GRANTEE: NICHOLAS R & KALIAN						
1342/0121	8/02/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HOWAR						
GRANTEE: TANDAE LAW & JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W36 S12 E36$ W37 S39 E22 FOP= E6N10 W6 S10$ N10 E32 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,106

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	100.00	125.00	12,500.00	SF		1.00	1.00	1.00	1.25	1.25	15,625							

REVIEW DATE 09/07/2016 BY DF Total Acres: 0.29 Total Land Value: 15,625 Market: 0 Agricultural: 0 Common: 15,625 PRINTED 11/16/2026 BY SYS