

E DIV: BEG SW COR LOT 1 MURRAY  
S/D, RUN E 80.60 FT, N 144.75  
FT TO S R/W DUVAL ST, W ALONG

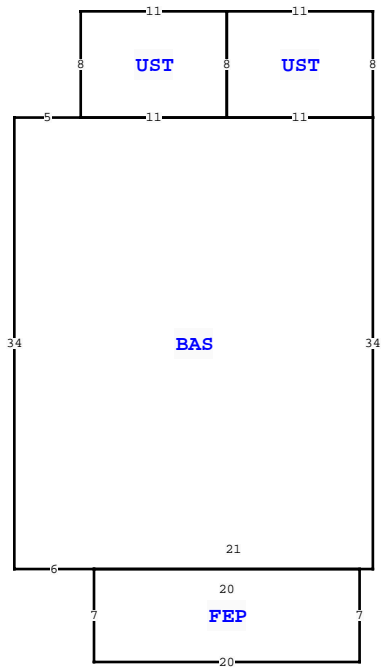
POPLIN WILLIAM LEE JR/POPLIN LINDA KEEN  
KEEN POPLIN CO TRUSTEES, 529 SW ARBOR LANE  
LAKE CITY, FL 32024

2026

00-00-00-12924-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	918	100	
FEP	140	80	
UST	88	45	
UST	88	45	
TOTALS	1,234		1,110

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,110	79.1500	88.65	98,402	1900	1900	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 918 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		63,961
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		25,825
TOTAL MARKET VALUE		91,186
SOH/AGL Deduction		0
ASSESSED VALUE		91,186
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		91,186
TOTAL JUST VALUE		91,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1159/1339	10/01/2008	WD	Q	I		65,000
GRANTOR: JONATHAN L WARD SR						
GRANTEE: WILLIAM LEE JR & LI						
0978/0087	3/18/2003	WD	Q	I		45,000
GRANTOR: LORINE E GREENE						
GRANTEE: JONATHAN L WARD SR						

EXTRA FEATURES																	
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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF														1,400			
946 E DUVAL ST, LAKE CITY																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
05/12/2026 MLU																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W5 S34 E6 FEP= S7 E20 N7 W20\$ E21 N34 UST= N8 W11 S8 E11\$ W11 UST= N8 W11 S8 E11\$ W11\$.													

LAND DESCRIPTION														TOTAL OB/XF													
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	0		*CG	80.00	145.00	12,521.00	SF		1.00	1.00	0.75	2.75	2.06	25,825										