E DIV: LOT 52 LAKE VIEW S/D.
ORB 454-17, ORB 566-215,
ORB 592-286, QC 1083-2631,

AFFORDABLE RENTALS & HOMES LLC
4317 216TH ST
LAKE CITY, FL 32024

2027

00-00-00-13180-000

BUILDING CHARACTERISTICS

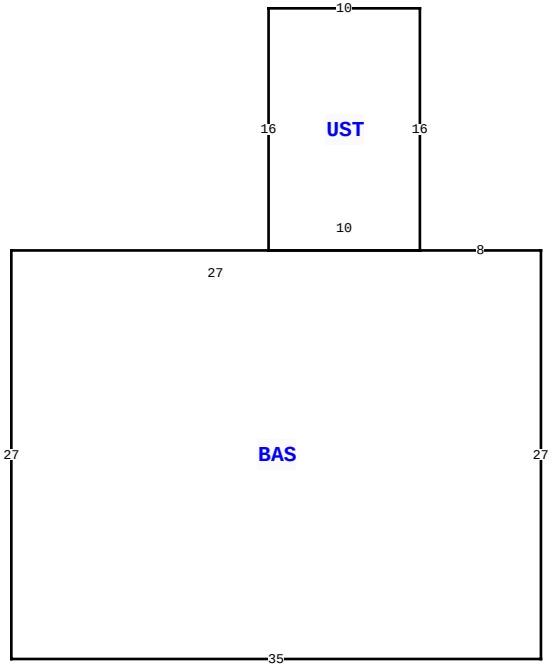
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100		945	48,857
UST	160	45		72	3,723
TOTALS	1,105			1,017	52,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,017	72.3060	79.54	80,892	1943	1943	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 945 HX Base Yr



605 NE LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	52,580
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	62,580
SOH/AGL Deduction	0
ASSESSED VALUE	62,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,580
TOTAL JUST VALUE	62,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044797	Roof Replacement	7,210	06/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/2449	7/24/2019	WD	U	I	37	26,000
GRANTOR: WILLIAM L POPLIN JR &						
GRANTEE: AFFORDABLE RENTALS						
1117/1252	9/15/2006	QC	Q	I	01	100
GRANTOR: WILLIAM L POPLIN JR						
GRANTEE: WILLIAM L POPLIN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UST= N16 W10 S16 E10$ W27 S27 E35 N27$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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-	350.00	120.00	6,000.00	SF		1.00	1.00	1.00	1.50	1.50	9,000							

REVIEW DATE 08/24/2022 BY JS Total Acres: 0.14 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/16/2026 BY SYS