

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

2026

00-00-00-13180-000


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|----------------------|
| ELEMENT | CD | | |
| Exterior Wall | 03 | BELOW AVG. | 90 |
| Exterior Wall | 08 | WD OR PLY | 10 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 03 | PLASTER | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 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 |
| Architectural | 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 |
| BAS | 945 | 100 | |
| UST | 160 | 45 | |
| TOTALS | 1,105 | | 1,017 |
| EXTRA FEATURES | | TOT ADJ AREA | SUBAREA MARKET VALUE |
| | | 1,017 | 53,532 |

| 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 | 80.98 | 82,357 | 1943 | 1943 | 0 | 0 | 0 | 35.00 | 65.00 | |
| 1 SINGLE FAM 0% - 0 Heated Area: 945 HX Base Yr | | | | | | | | | | | | | |

Diagram labels: UST (10x16), BAS (27x35), Shed (10x8).

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | 53,532 | | |
| TOTAL MARKET OB/XF VALUE | 1,000 | | |
| TOTAL LAND VALUE - MARKET | 9,000 | | |
| TOTAL MARKET VALUE | 63,532 | | |
| SOH/AGL Deduction | 479 | | |
| ASSESSED VALUE | 63,053 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 63,053 | | |
| TOTAL JUST VALUE | 63,532 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 60,232 | | |

| 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 | | | | | | |

| 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 1,000 | |

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

| BUILDING NOTES | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | | |
| BAS= W8 UST= N16 W10 S16 E10\$ W27 S27 E35 N27\$. | | | | | | | | | | | | | |

| 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 | | *RSF- | 350.00 | 120.00 | 6,000.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 9,000 | | | | | | | |