

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                  |
| 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                 |
| BAS                      | 945              | 100           |                      |
| UST                      | 160              | 45            |                      |
| TOTALS                   | 1,105            |               | 1,017                |
| EXTRA FEATURES           |                  | TOT ADJ AREA  | SUBAREA MARKET VALUE |
|                          |                  | 1,017         | 54,490               |

| 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     | 82.43          | 83,831         | 1943 | 1943 | 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     | 54,490 |           |             |
| TOTAL MARKET OB/XF VALUE  | 1,000  |           |             |
| TOTAL LAND VALUE - MARKET | 5,700  |           |             |
| TOTAL MARKET VALUE        | 61,190 |           |             |
| SOH/AGL Deduction         | 0      |           |             |
| ASSESSED VALUE            | 61,190 |           |             |
| TOTAL EXEMPTION VALUE     | 0      |           |             |
| BASE TAXABLE VALUE        | 61,190 |           |             |
| TOTAL JUST VALUE          | 61,190 |           |             |
| 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           |       |

| BUILDING NOTES            |  |  |  |
|---------------------------|--|--|--|
| 605 NE LAKE DR, LAKE CITY |  |  |  |

| 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    | 0.95       | 0.95           | 5,700      |                             |      |         |      |     |    |        |