COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 410.52 FT, S 70.9
FT, S 99.98 FT TO N R/W BAYA AVE

MJE&R INVESTMENTS PROPERTIES LLC
392 SE JAMES AVE
LAKE CITY, FL 32025

2027

33-3S-17-06745-000

BUILDING CHARACTERISTICS

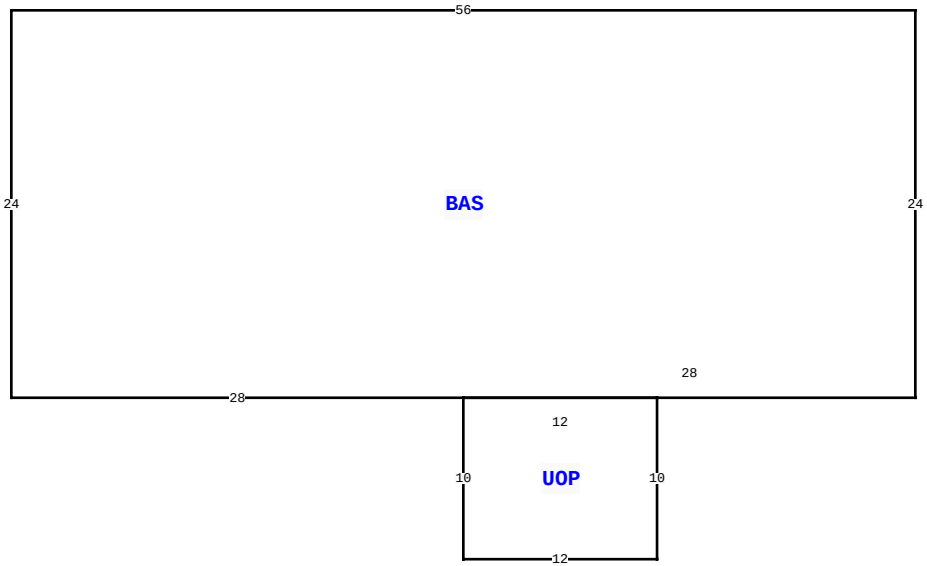
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	23,928
UOP	120	25		30	534
TOTALS	1,464			1,374	24,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,374	74.1825	44.51	61,157	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1344 HX Base Yr



1573 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0259	MHP HOOKUP	0	0	0	0	7.00	UT	4,300.00	4,300.00	50	1993	1993	3	50	15,050	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,382
TOTAL MARKET OB/XF VALUE	18,150
TOTAL LAND VALUE - MARKET	28,485
TOTAL MARKET VALUE	134,017
SOH/AGL Deduction	0
ASSESSED VALUE	134,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,017
TOTAL JUST VALUE	134,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,017

XFOB:9:1: CHAMPION (TRANSFERED FROM 06745-001)
XFOB:8:1: CAMELOT MH (RP'D)
XFOB:7:1: COLONIAL MH
BLDG:7:1: LOT 7

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050743	Electrical Servic	0	09/06/2024
000045111	Electrical Servic	0	08/05/2022
000042442	Electrical Servic	0	07/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/85	7/19/2023	WD	Q	I	05	200,000
GRANTOR: POPLIN WILLIAM L JR &						
GRANTEE: MJE&R INVESTMENTS P						
1496/79	7/19/2023	WD	U	I	11	100
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: POPLIN WILLIAM LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E28 UOP= S10 E12 N10 W12$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 18,150

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	2810	C	MH PARK	0		CG	0.00	0.00	20,000.00	SF		1.00	1.00	1.00	1.35	1.35	27,000							
2	0102	C	SFR/MH	0		00	0.00	0.00	1.65	AC		1.00	1.00	1.00	900.00	900.00	1,485							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 2.11 Total Land Value: 28,485 Market: 0 Agricultural: 0 Common: 28,485 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 410.52 FT, S 70.9
FT, S 99.98 FT TO N R/W BAYA AVE

MJE&R INVESTMENTS PROPERTIES LLC
392 SE JAMES AVE
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2027

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BUILDING CHARACTERISTICS

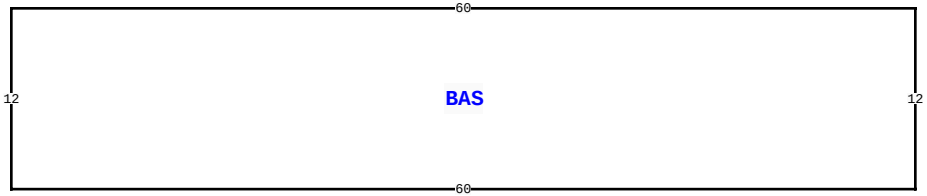
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	11,652
TOTALS	720			720	11,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	67.4325	40.46	29,131	1964	1964	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 720 HX Base Yr



1573 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,382
TOTAL MARKET OB/XF VALUE	18,150
TOTAL LAND VALUE - MARKET	28,485
TOTAL MARKET VALUE	134,017
SOH/AGL Deduction	0
ASSESSED VALUE	134,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,017
TOTAL JUST VALUE	134,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,017

BLDG:6:1: LOT 6
XFOB:6:1: HOMEMADE MH
XFOB:5:1: CARDINAL MH
BLDG:5:1: LOT 5

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/85	7/19/2023	WD	Q	I	05	200,000
GRANTOR: POPLIN WILLIAM L JR &						
GRANTEE: MJE&R INVESTMENTS P						
1496/79	7/19/2023	WD	U	I	11	100
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: POPLIN WILLIAM LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 2.11 Total Land Value: 28,485 Market: 0 Agricultural: 0 Common: 28,485 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 410.52 FT, S 70.9
FT, S 99.98 FT TO N R/W BAYA AVE

MJE&R INVESTMENTS PROPERTIES LLC
392 SE JAMES AVE
LAKE CITY, FL 32025

2027

33-3S-17-06745-000

BUILDING CHARACTERISTICS

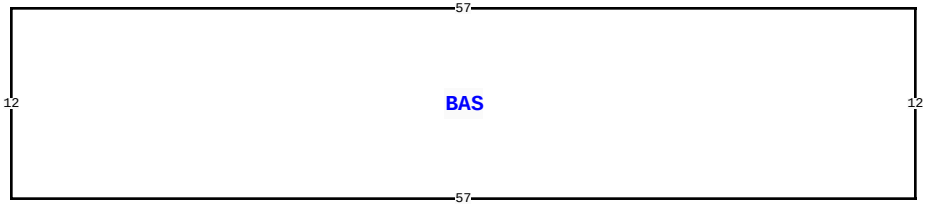
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100		684	10,848
TOTALS	684			684	10,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	684	66.0825	39.65	27,121	1973	1973	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2024 Heated Area: 684 HX Base Yr



1573 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,382
TOTAL MARKET OB/XF VALUE	18,150
TOTAL LAND VALUE - MARKET	28,485
TOTAL MARKET VALUE	134,017
SOH/AGL Deduction	0
ASSESSED VALUE	134,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,017
TOTAL JUST VALUE	134,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,017

XFOB:4:1: HOME CREST MH

BLDG:4:1: LOT 4

XFOB:3:1: TITAN MH

BLDG:3:1: LOT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/85	7/19/2023	WD	Q	I	05	200,000
GRANTOR: POPLIN WILLIAM L JR &						
GRANTEE: MJE&R INVESTMENTS P						
1496/79	7/19/2023	WD	U	I	11	100
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: POPLIN WILLIAM LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S12 E57 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 2.11 Total Land Value: 28,485 Market: 0 Agricultural: 0 Common: 28,485 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 410.52 FT, S 70.9
FT, S 99.98 FT TO N R/W BAYA AVE

MJE&R INVESTMENTS PROPERTIES LLC
392 SE JAMES AVE
LAKE CITY, FL 32025

2027

33-3S-17-06745-000

BUILDING CHARACTERISTICS

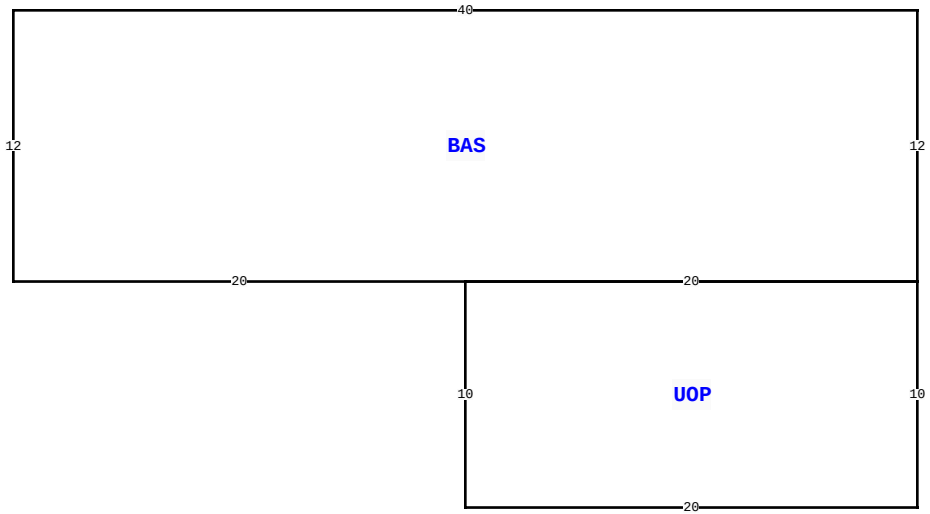
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	7,457
UOP	200	25		50	777
TOTALS	680			530	8,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	530	64.7325	38.84	20,585	1969	1969	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2024 Heated Area: 480 HX Base Yr



1573 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,382
TOTAL MARKET OB/XF VALUE	18,150
TOTAL LAND VALUE - MARKET	28,485
TOTAL MARKET VALUE	134,017
SOH/AGL Deduction	0
ASSESSED VALUE	134,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,017
TOTAL JUST VALUE	134,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,017

XFOB:2:1: STORM MH

BLDG:2:1: LOT 2

BLDG:1:1: LOT 1

XFOB:1:1: MONTEBELLO MH (NO RP FORMS-SEE OLD CARD)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/85	7/19/2023	WD	Q	I	05	200,000
GRANTOR: POPLIN WILLIAM L JR &						
GRANTEE: MJE&R INVESTMENTS P						
1496/79	7/19/2023	WD	U	I	11	100
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: POPLIN WILLIAM LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S12 E20 UOP= S10 E20 N10 W20$ E20 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 2.11 Total Land Value: 28,485 Market: 0 Agricultural: 0 Common: 28,485 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 410.52 FT, S 70.9
FT, S 99.98 FT TO N R/W BAYA AVE

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LAKE CITY, FL 32025

2027

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BUILDING CHARACTERISTICS

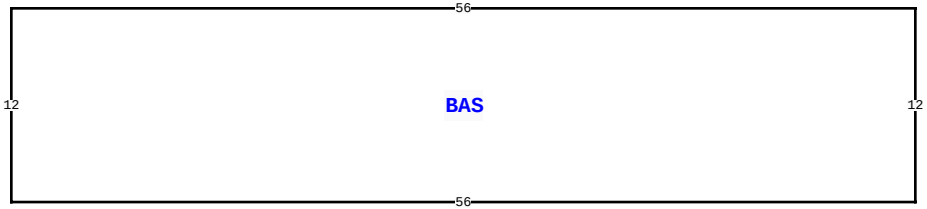
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,766
TOTALS	672			672	10,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	66.7575	40.05	26,914	1965	1965	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2024 Heated Area: 672 HX Base Yr



1573 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,382
TOTAL MARKET OB/XF VALUE	18,150
TOTAL LAND VALUE - MARKET	28,485
TOTAL MARKET VALUE	134,017
SOH/AGL Deduction	0
ASSESSED VALUE	134,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,017
TOTAL JUST VALUE	134,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/85	7/19/2023	WD	Q	I	05	200,000
GRANTOR: POPLIN WILLIAM L JR &						
GRANTEE: MJE&R INVESTMENTS P						
1496/79	7/19/2023	WD	U	I	11	100
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: POPLIN WILLIAM LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 2.11 Total Land Value: 28,485 Market: 0 Agricultural: 0 Common: 28,485 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 410.52 FT, S 70.9
FT, S 99.98 FT TO N R/W BAYA AVE

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BUILDING CHARACTERISTICS

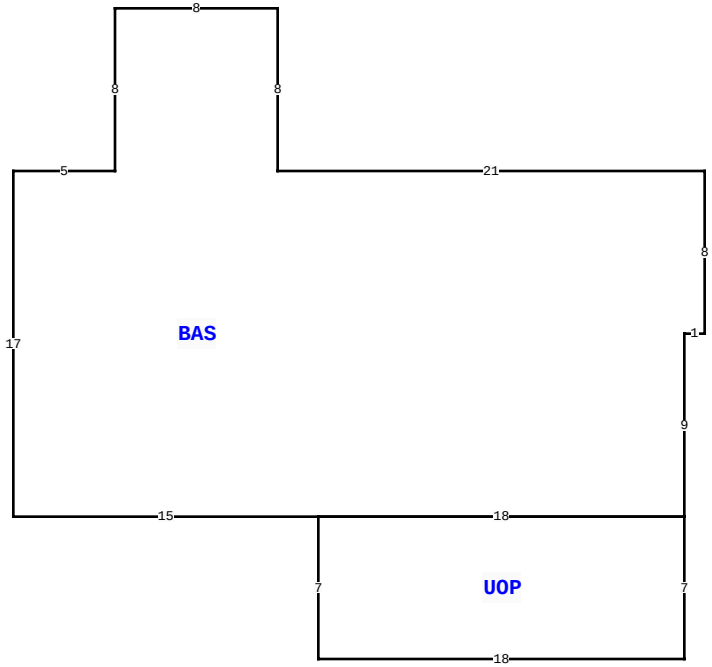
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	26	ALM SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	633	100		633	10,141
UOP	126	25		32	513
TOTALS	759			665	10,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	665	66.7575	40.05	26,633	1955	1955	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2024 Heated Area: 633 HX Base Yr



1573 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,382
TOTAL MARKET OB/XF VALUE	18,150
TOTAL LAND VALUE - MARKET	28,485
TOTAL MARKET VALUE	134,017
SOH/AGL Deduction	0
ASSESSED VALUE	134,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,017
TOTAL JUST VALUE	134,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/85	7/19/2023	WD	Q	I	05	200,000
GRANTOR: POPLIN WILLIAM L JR &						
GRANTEE: MJE&R INVESTMENTS P						
1496/79	7/19/2023	WD	U	I	11	100
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: POPLIN WILLIAM LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N8 W8 S8 W5 S17 E15 UOP= S7 E18 N7 W18$ E18 N9 E1N8$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 2.11 Total Land Value: 28,485 Market: 0 Agricultural: 0 Common: 28,485 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 410.52 FT, S 70.9
FT, S 99.98 FT TO N R/W BAYA AVE

MJE&R INVESTMENTS PROPERTIES LLC
392 SE JAMES AVE
LAKE CITY, FL 32025

2027

33-3S-17-06745-000

BUILDING CHARACTERISTICS

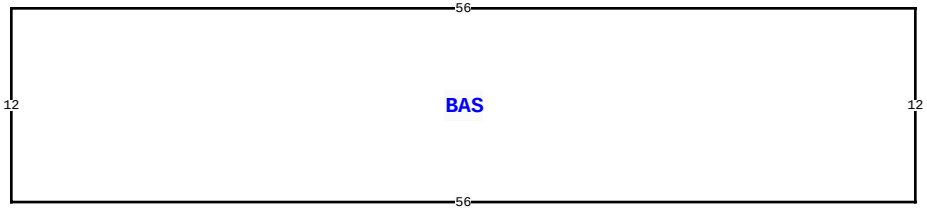
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,766
TOTALS	672			672	10,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	66.7575	40.05	26,914	1973	1973	0	0	0	60.00	40.00

7 MOBILE HME 0% - 2024 Heated Area: 672 HX Base Yr



1573 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,382
TOTAL MARKET OB/XF VALUE	18,150
TOTAL LAND VALUE - MARKET	28,485
TOTAL MARKET VALUE	134,017
SOH/AGL Deduction	0
ASSESSED VALUE	134,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,017
TOTAL JUST VALUE	134,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/85	7/19/2023	WD	Q	I	05	200,000
GRANTOR: POPLIN WILLIAM L JR &						
GRANTEE: MJE&R INVESTMENTS P						
1496/79	7/19/2023	WD	U	I	11	100
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: POPLIN WILLIAM LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 2.11 Total Land Value: 28,485 Market: 0 Agricultural: 0 Common: 28,485 PRINTED 11/17/2026 BY SYS