

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

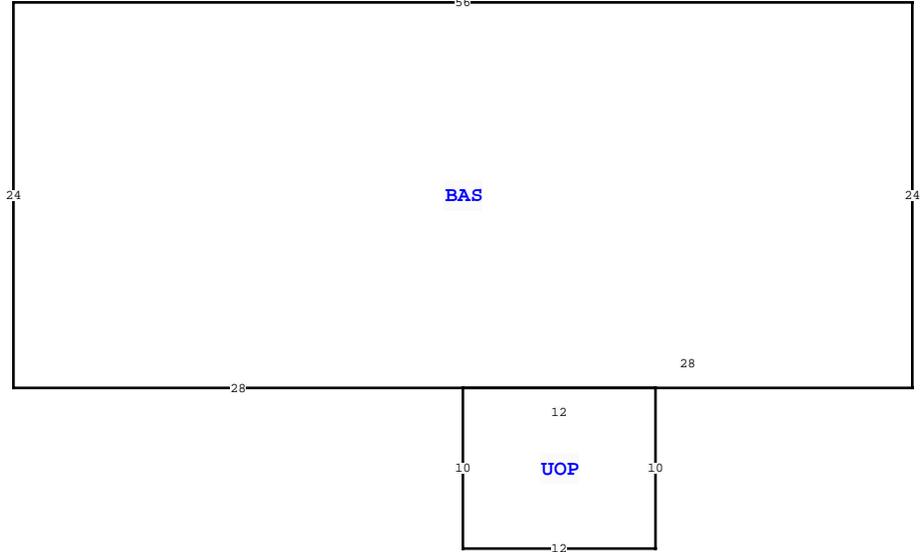
MJE&R INVESTMENTS PROPERTIES LLC
392 SE JAMES AVE
LAKE CITY, FL 32025

2026

33-3S-17-06745-000


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
02	0 100				
02	02 100				
01	01 100				
01	01				
2802	MH PARK				
	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	25,122
UOP	120	25		30	561
TOTALS	1,464			1,374	25,683

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	46.73	64,207	1976	1976	0	0	60.00	40.00
1 MOBILE HME 0% - 2024 Heated Area: 1344 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 7	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				91,752		
TOTAL MARKET OB/XF VALUE				18,150		
TOTAL LAND VALUE - MARKET				28,485		
TOTAL MARKET VALUE				138,387		
SOH/AGL Deduction				0		
ASSESSED VALUE				138,387		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				138,387		
TOTAL JUST VALUE				138,387		
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\$.						

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	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	

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	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							

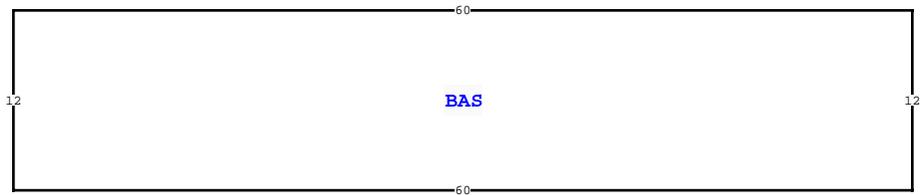
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 FT, S 99.98 FT TO N R/W BAYA AVE

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	2802MH PARK		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
TOTALS	720		12,234

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	42.48	30,586	1964	1964	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					

COLUMBIA COUNTY PROPERTY				PAGE 2 of 7	2
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TOTAL MARKET VALUE				138,387	
SOH/AGL Deduction				0	
ASSESSED VALUE				138,387	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				138,387	
TOTAL JUST VALUE				138,387	
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 / 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\$.					

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
1573 SE BAYA DR, LAKE CITY																
TOTALS 720 720 12,234																

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
REVIEW DATE 12/06/2024 BY tommy Total Acres: 2.11 Total Land Value: 28,485 Market: 0 Agricultural: 0 Common: 28,485 PRINTED 05/12/2026 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

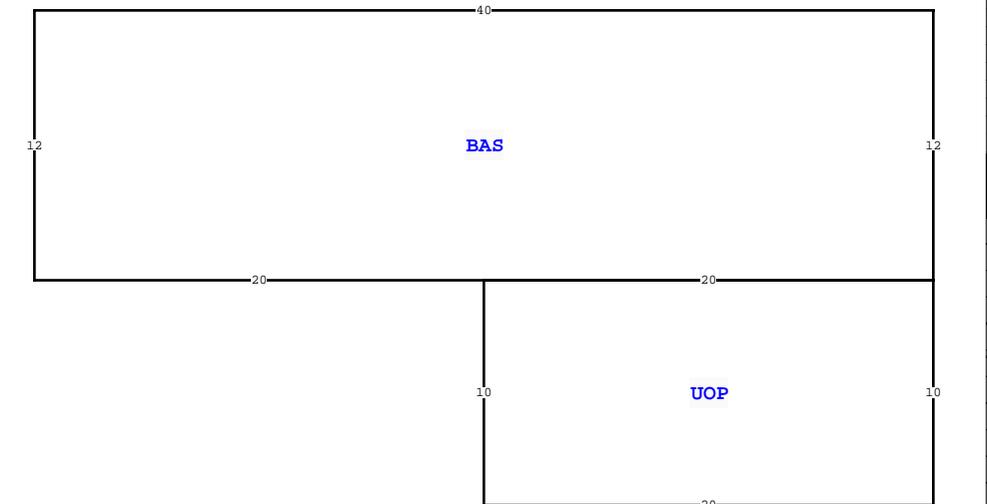
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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	2802MH PARK		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	
UOP	200	25	
TOTALS	680		530
EXTRA FEATURES		1573 SE BAYA DR, LAKE CITY	
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

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	40.78	21,613	1969	1969	0	0	60.00	40.00
4 MOBILE HME 0% - 2024 Heated Area: 480 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 7
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		91,752	
TOTAL MARKET OB/XF VALUE		18,150	
TOTAL LAND VALUE - MARKET		28,485	
TOTAL MARKET VALUE		138,387	
SOH/AGL Deduction		0	
ASSESSED VALUE		138,387	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		138,387	
TOTAL JUST VALUE		138,387	
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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

REVIEW DATE																							
12/06/2024 BY tommy Total Acres: 2.11 Total Land Value: 28,485 Market: 0 Agricultural: 0 Common: 28,485 PRINTED 05/12/2026 BY SYS																							

