

COMM AT INTERS OF N R/W OF SAL R
CORTEZ TER, RUN N ALONG R/W 383.
177 FT, S 359 FT TO N R/W OF SAL

POPNOLOLLI LLC
172 SW TWIG CT
LAKE CITY, FL 32024

2026

35-3S-17-07255-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	768	100	
UOP	144	20	
TOTALS	912		797
			33,803

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	SINGLE FAM	0%	- 2023									Heated Area: 768 HX Base Yr													
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		33,803	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		12,457	
TOTAL MARKET VALUE		46,260	
SOH/AGL Deduction		0	
ASSESSED VALUE		46,260	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		46,260	
TOTAL JUST VALUE		46,260	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		45,669	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10016	REMODEL	0	07/28/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1298	3/01/2022	WD	U	I	11	100
GRANTOR:						
GRANTEE: POPNOLOLLI LLC						
1462/787	3/01/2022	WD	U	I	11	100
GRANTOR:						
GRANTEE:						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= N32 W24 S32 UOP= S6 E24N6 W24S E24S.									

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	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			0.00	0.00	18,458.00	SF		1.00	1.00	0.80	0.25	0.20	3,692							
2	0000	C	VAC RES	0			0.00	0.00	43,827.00	SF		1.00	1.00	0.80	0.25	0.20	8,765							