

COMM NW COR OF NE1/4 OF NE1/4, R  
 FT FOR POB, E 125 FT, S 105 FT,  
 FT TO POB & COMM 10 FT S OF NW C

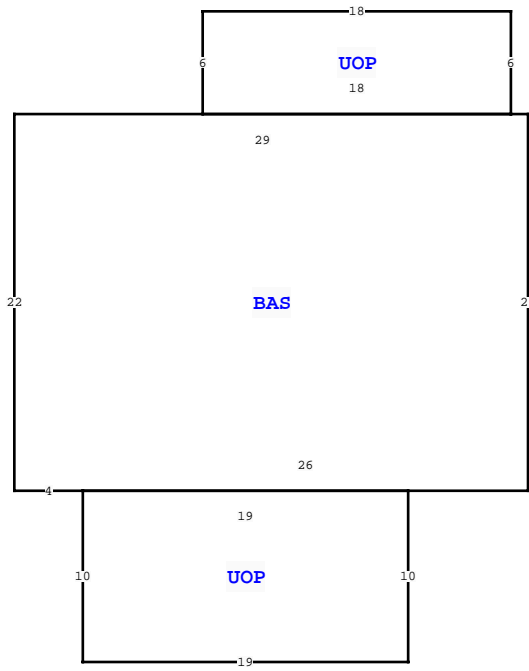
POPLOLLI LLC  
 172 SW TWIG CT  
 LAKE CITY, FL 32024

**2026**

35-3S-17-07264-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	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		0	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	660	100	
UOP	108	20	
UOP	190	20	
TOTALS	958		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	720	62.5347	70.04	50,429	1940	1985	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2023 Heated Area: 660 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		84,219	
TOTAL MARKET OB/XF VALUE		5,500	
TOTAL LAND VALUE - MARKET		19,954	
TOTAL MARKET VALUE		109,673	
SOH/AGL Deduction		0	
ASSESSED VALUE		109,673	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		109,673	
TOTAL JUST VALUE		109,673	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		109,673	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39971	M H	0	06/18/2020

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: COCHRAN FOREST PRODUC						
GRANTEE: POPLOLLI 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
1	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

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			0.00	0.00	133,029.00	SF		1.00	1.00	0.60	0.25	0.15	19,954							

REVIEW DATE 01/14/2023 BY JB																													
Total Acres: 3.05					Total Land Value: 19,954					Market: 0					Agricultural: 0					Common: 19,954					PRINTED 06/19/2026 BY SYS				



COMM NW COR OF NE1/4 OF NE1/4, R  
 FT FOR POB, E 125 FT, S 105 FT,  
 FT TO POB & COMM 10 FT S OF NW C

POPLOLLI LLC  
 172 SW TWIG CT  
 LAKE CITY, FL 32024

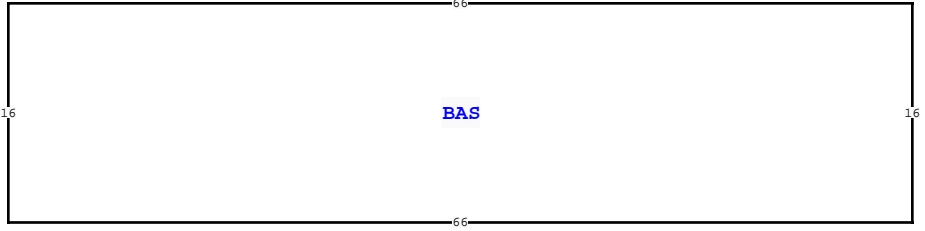
2026

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	01 MINIMUM 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	01 MINIMUM 100
Interior Floo	08 SHT VINYL 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,056	47.8800	28.73	30,339	1975	1975	0	0	60.00	40.00	
3 MOBILE HME 0% - 2023 Heated Area: 1056 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			84,219
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BASE TAXABLE VALUE			109,673
TOTAL JUST VALUE			109,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,673

Quality	04 04				
DOR CODE	0102 SFRES/MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	35317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	12,136
TOTALS	1,056			1,056	12,136

EXTRA FEATURES																
L	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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: COCHRAN FOREST PRODUC						
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1462/787	3/01/2022	WD	U	I	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S16 E66 N16\$.

LAND DESCRIPTION													TOTAL OB/XF												
L	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	