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

POPNLOLLI LLC
172 SW TWIG CT
LAKE CITY, FL 32024

2027

35-3S-17-07264-000

BUILDING CHARACTERISTICS

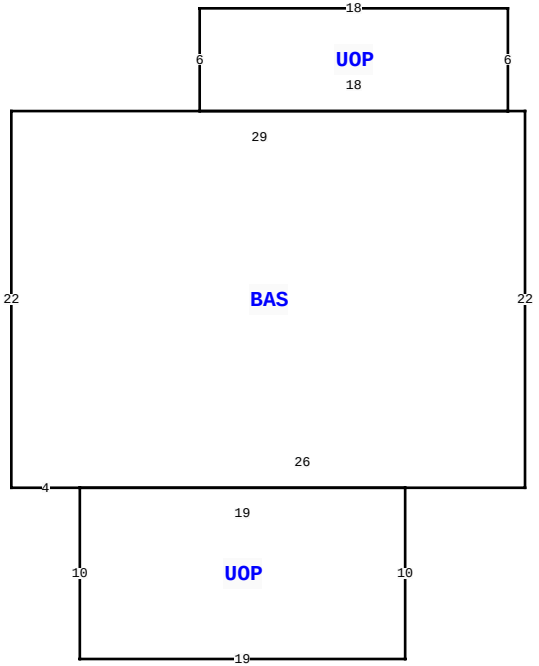
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	29,511
UOP	108	20		22	983
UOP	190	20		38	1,699
TOTALS	958			720	32,194

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	68.79	49,529	1940	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 660 HX Base Yr



884 NE OKINAWA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	82,930
TOTAL MARKET OB/XF VALUE	5,500
TOTAL LAND VALUE - MARKET	19,954
TOTAL MARKET VALUE	108,384
SOH/AGL Deduction	0
ASSESSED VALUE	108,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,384
TOTAL JUST VALUE	108,384
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: POPNLOLLI LLC						
1462/787	3/01/2022	WD	U	I	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UOP= N6 W18 S6 E18$ W29 S22 E4 UOP= S10 E19
N10W19$E26 N22$.

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	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 5,500

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	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 11/17/2026 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

POPNLOLLI LLC
172 SW TWIG CT
LAKE CITY, FL 32024

2027

35-3S-17-07264-000

BUILDING CHARACTERISTICS

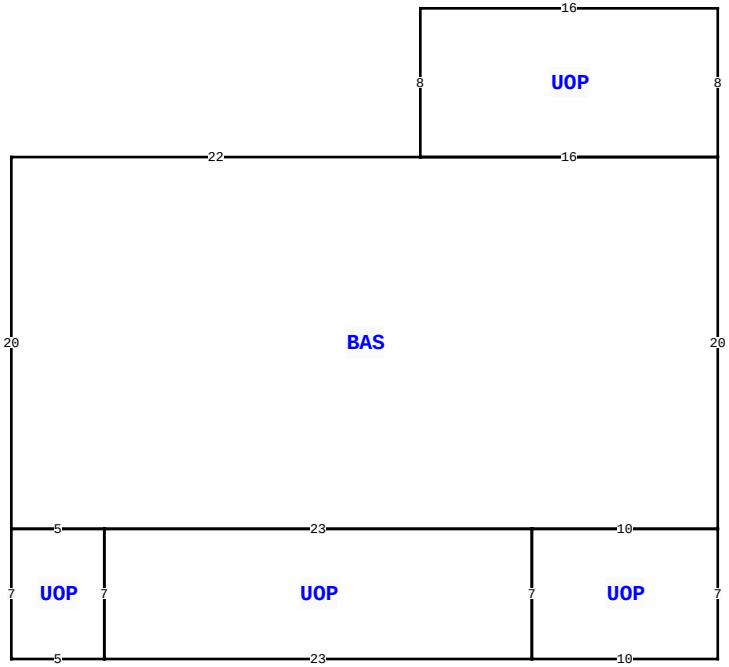
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100		760	34,965
UOP	35	20		7	322
UOP	70	20		14	644
UOP	128	20		26	1,196
UOP	161	20		32	1,472
TOTALS	1,154			839	38,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	839	64.3473	70.78	59,384	1945	1985	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2023 Heated Area: 760 HX Base Yr



884 NE OKINAWA ST, 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 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	82,930
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BASE TAXABLE VALUE	108,384
TOTAL JUST VALUE	108,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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: POPNLOLLI LLC						
1462/787	3/01/2022	WD	U	I	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S20 UOP= S7 E5 N7 W5$ E5 UOP= S7 E23 N7 W23$ E23
UOP= S7 E10 N7 W10$ E10 N20 UOP= N8W16 S8 E16$ W16$.

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 01/14/2023 BY JB Total Acres: 3.05 Total Land Value: 19,954 Market: 0 Agricultural: 0 Common: 19,954 PRINTED 11/17/2026 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

POPNLOLLI LLC
172 SW TWIG CT
LAKE CITY, FL 32024

2027

35-3S-17-07264-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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
Quality	04	04

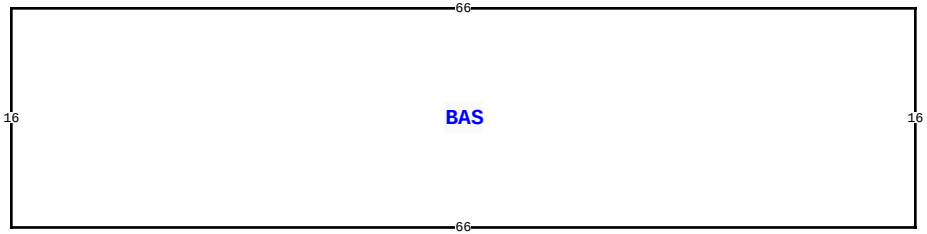
DOR CODE 0102 SFRES/MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 35317.00 1.00/

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

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	0	60.00	40.00

3 MOBILE HME 0% - 2023 Heated Area: 1056 HX Base Yr



884 NE OKINAWA ST, 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 3 2

VALUATION SUMMARY

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BASE TAXABLE VALUE	108,384
TOTAL JUST VALUE	108,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: COCHRAN FOREST PRODUC						
GRANTEE: POPNLOLLI LLC						
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 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 01/14/2023 BY JB Total Acres: 3.05 Total Land Value: 19,954 Market: 0 Agricultural: 0 Common: 19,954 PRINTED 11/17/2026 BY SYS