LOT 12 BLAINE ESTATES PHASE 1.

979-595, WD 1201-109, WD 1414-15

POPE MADISON R
295 SW BUCHANAN DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

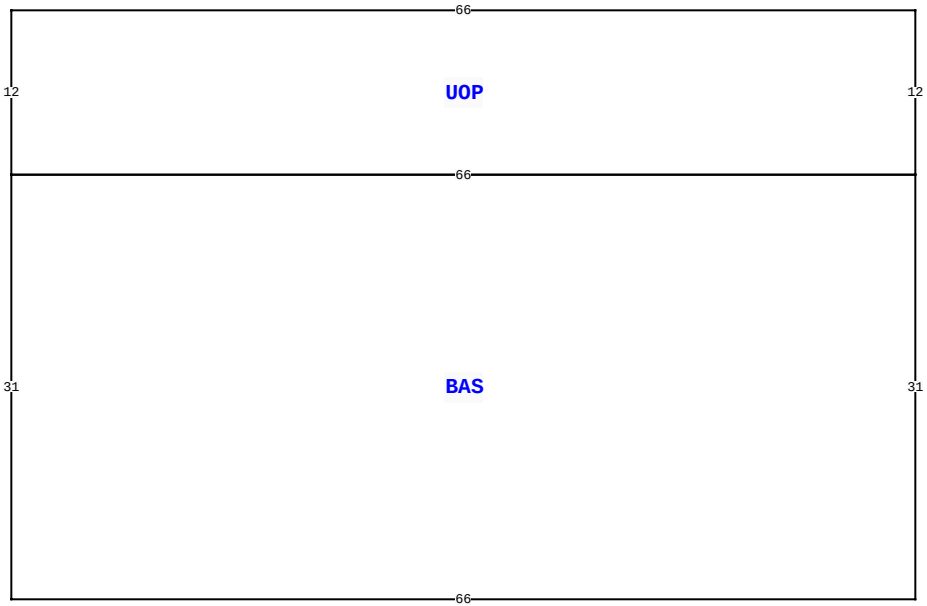
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	120,486
UOP	792	25		198	11,660
TOTALS	2,838			2,244	132,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,244	113.9000	107.07	240,265	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 2046 HX Base Yr 2021



295 SW BUCHANAN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,146
TOTAL MARKET OB/XF VALUE		11,928
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		166,574
SOH/AGL Deduction		59,043
ASSESSED VALUE		107,531
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,809
TOTAL JUST VALUE		166,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20508	M H	125	03/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/1553	7/01/2020	WD	Q	I	01	125,000
GRANTOR: WILLIAM C & ROSE M JO						
GRANTEE: MADISON R POPE						
1201/0109	9/03/2010	WD	Q	I	01	90,000
GRANTOR: BILLY JOE GALE & TONZ						
GRANTEE: WILLIAM C & ROSE JO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W66 S12 E66$ BAS= W66 S31 E66 N31$.

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	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	50	2007	2007	3	50	1,728	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 11,928

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	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/08/2025 BY JB Total Acres: 1.05 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS