

POPE FAMILY TRUST
331 SW DEPUTY J DAVIS LANE
LAKE CITY, FL 32024

34-3S-16-02491-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD										
Exterior Wall	19	COMMON BRK	100	0100	01	2,251	114.8400	128.62	289,524	1965	1965	0	0	0	35.00	65.00	Tax Group: 2					Tax Dist:							
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM 100% - 0										Heated Area: 2048					HX Base Yr										
Roof Cover	14	PREFIN MT	100											BUILDING MARKET VALUE					196,317										
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE					29,288										
Interior Floo	06	VINYL ASB	100											TOTAL LAND VALUE - MARKET					64,500										
Air Condition	03	CENTRAL	100											TOTAL MARKET VALUE					290,105										
Heating Type	04	AIR DUCTED	100											SOH/AGL Deduction					123,720										
Bedrooms	3	100		ASSESSED VALUE					166,385																				
Bathrooms	2	100		TOTAL EXEMPTION VALUE					HX HB 50,722																				
Frame	01	NONE	100	BASE TAXABLE VALUE					115,663																				
Stories	1.	1. 100		TOTAL JUST VALUE					290,105																				
Architectual	05	CONV	100	NCON VALUE					0																				
Units	0	100		INCOME VALUE																									
Condition Adj	03	03	100	PREVIOUS YEAR MKT VALUE					290,105																				
Kitchen Adjus	01	01	100																										
Quality										05	05																		
DOR CODE										0102	SFRES/MOBILE HOME																		
MAP NUM										MKT AREA					06														
NEIGHBORHOOD/LOC										34316.00					1.00/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,048	100		2,048	171,219																								
FCP	440	25		110	9,196																								
FOP	72	30		22	1,840																								
USP	204	35		71	5,936																								
TOTALS										2,764			2,251	188,191															
EXTRA FEATURES										329 SW DEPUTY J DAVIS LN, 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													
1	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	45														
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1965	1965	3	40	14,336														
3	0166	CONC, PAVMT	0 100	10	484	4,840.00	UT	1.20	1.20	100	1993	1993	3	100	5,808														
4	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000														
5	0166	CONC, PAVMT	0 100	0	0	1,104.00	UT	1.20	1.20	100	1993	1993	3	100	1,325														
6	0166	CONC, PAVMT	0 100	0	0	312.00	UT	1.20	1.20	100	0	0	3	100	374														
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	300														
8	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	300														
9	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200														
10	0296	SHED METAL	0 100	10	40	400.00	UT	9.00	9.00	50	2014	2014	3	50	1,800														
LAND DESCRIPTION										TOTAL OB/XF 28,488																			
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	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	21,500.00	21,500.00	43,000												
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	21,500.00	21,500.00	21,500												
REVIEW DATE 06/14/2023 BY JB Total Acres: 3.00 Total Land Value: 64,500 Market: 0 Agricultural: 0 Common: 64,500 PRINTED 11/17/2025 BY SYS																													

COMM SE COR OF SEC, RUN N 1298.2
FT FOR POB, RUN SW 1/4 LY 635 FT TO
ALONG R/W 300 FT, N 500 FT, W 20

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2026

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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	02	MIN PLYWD 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				
Quality	01	01				
DOR CODE	0102	SFRES/MOBILE HOME				
MAP NUM		MKT AREA			06	
NEIGHBORHOOD/LOC	34316.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	792	100		792	8,126	
TOTALS	792			792	8,126	
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
11	0296	SHED METAL	0	100	0	0
12	0263	PRCH, USP	0	100	0	0

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	792	42.7500	25.65	20,315	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME0% - 0

Heated Area: 792

HX Base Yr

12

66

66

12

BAS

329 SW DEPUTY J DAVIS LN, LAKE CITY

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

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
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