LOT 8 BLOCK B RUSSWOOD EST UNIT
844-649, WD 1499-64,

POPE ALLEN BERNARD SR/POPE BEVERLY ANN
164 SW KEVIN GLN
LAKE CITY, FL 32024

2027

10-4S-16-02853-278

BUILDING CHARACTERISTICS

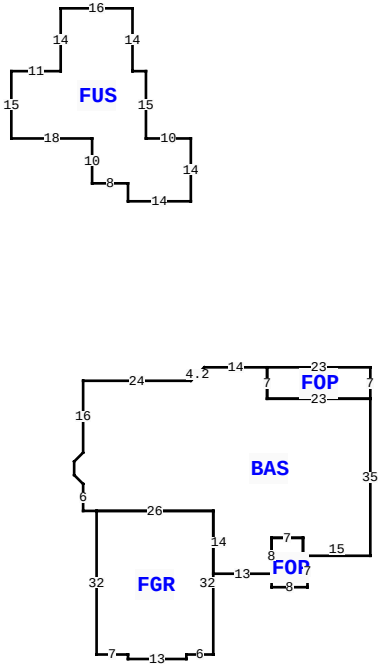
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,195	100		2,195	253,962
FGR	845	55		465	53,800
FOP	84	30		25	2,892
FOP	161	30		48	5,554
FUS	950	100		950	109,916
TOTALS	4,235			3,683	426,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,683	124.8471	137.33	505,786	1999	2010	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2024 Heated Area: 3145 HX Base Yr 2024



164 SW KEVIN GLN, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		426,125
TOTAL MARKET OB/XF VALUE		3,513
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		464,638
SOH/AGL Deduction		0
ASSESSED VALUE		464,638
TOTAL EXEMPTION VALUE	HX HB 13	464,638
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		464,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055169	Storage Building	13,825	03/05/2026
000054998	Right-of-Way Acce		02/11/2026
14908	SFR	485	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/64	9/12/2023	WD	Q	I	01	565,000
GRANTOR: HICKMAN TREVOR E						
GRANTEE: POPE ALLEN BERNARD						
0844/0649	8/19/1997	WD	Q	V		20,000
GRANTOR: BAILEY						
GRANTEE: HICKMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S16 L2 D2 S3 D2 R2 S6 E3 FGR= S32 E7 S1 E13 N1 E6 N32 W26$ E26 S14 E13 FOP= S3 E8 N7 W1 N4 W7 S8$ N8 E7 S4 E15 N35 FOP= N7 W23 S7 E23$ W23 N7 W14 L3 D3 $ PTR= N40 FUS= N14 W10 N15 W3 N14 W16 S14 W11 S15 E18 S10 E8 S4 E14$ S40$.

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	0166	CONC,PAVMT	0	100	0	0	2,342.00	UT	1.50	1.50	100	1999	1999	3	100	3,513	

LAND DESCRIPTION

TOTAL OB/XF 3,513

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/23/2026 BY kellen Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS