LOT 2 BLOCK 6 COUNTRY CLUB
ESTATES REPLAT S/D.
ORB 360-035, 758-890, 760-1196

POPE MICHAEL J/POPE LAUREN D
48 MERGANSER LN
KEY WEST, FL 33040

2027

34-3S-17-07152-000

BUILDING CHARACTERISTICS

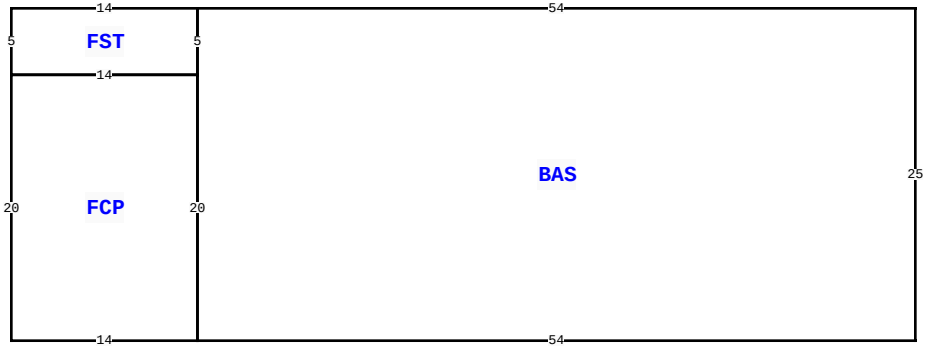
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	114,198
FCP	280	25		70	5,922
FST	70	55		38	3,214
TOTALS	1,700			1,458	123,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,458	118.3050	130.14	189,744	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1350 HX Base Yr



353 SE OLUSTEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,334
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	20,905
TOTAL MARKET VALUE	146,339
SOH/AGL Deduction	0
ASSESSED VALUE	146,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,339
TOTAL JUST VALUE	146,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,575

SALE:1:1: LOT 2, BLK 6, COUNTRY CLUB ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052826	Electrical Servic		04/04/2025
000044153	Roof Replacement	8,800	04/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/2440	6/30/2016	WD	Q	I	01	70,000
GRANTOR: DEBRA L BOYDSTON & VI						
GRANTEE: MICHAEL J & LAUREN						
1291/2355	3/25/2015	LE	U	I	14	100
GRANTOR: FRANCES I SIRECI						
GRANTEE: FRANCES I SIRECI (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 FST= W14 S5 E14 N5$S5 FCP= W14 S20 E14 N20$ S20 E54 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		RSF-2	133.00	91.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 05/07/2025 BY TW Total Acres: 0.28 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/17/2026 BY SYS