

THE S 708.72 FT OF E 244.20
FT OF NE1/4 OF SW1/4 & THE E
244.20 FT OF SE1/4 OF SW1/4 AS

MCCUEN COLLEEN S & MICHAEL D/MCCUEN MICHAEL D
295 NW COMMONS LP, SUITE 115-182
LAKE CITY, FL 32055

2026

24-4S-17-08728-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

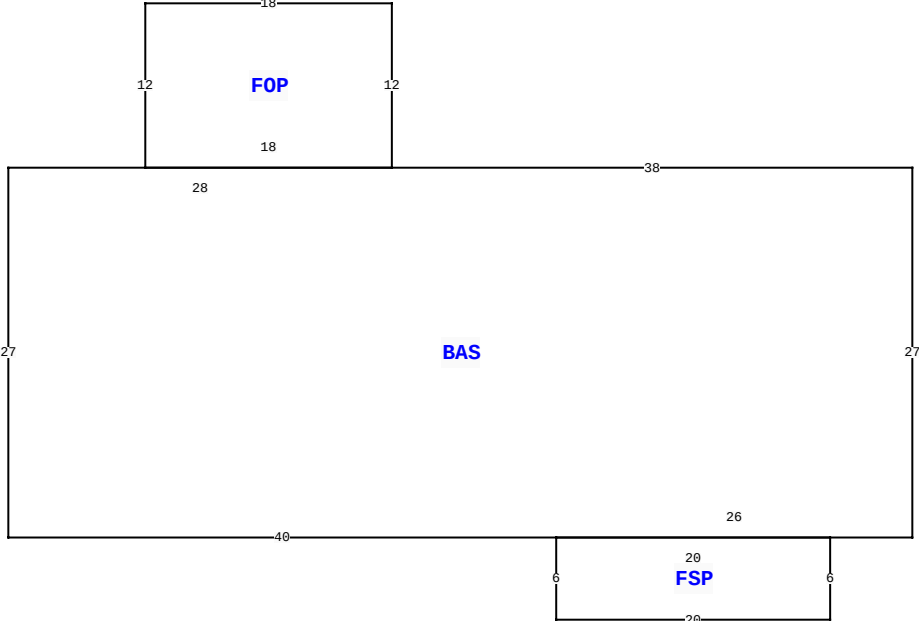
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		04
NEIGHBORHOOD/LOC	24417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	58,242
FOP	216	35		76	2,484
FSP	120	40		48	1,569
TOTALS	2,118			1,906	62,295

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0031	BARN, MT AE	0 100	30	40	1,200.00	UT	9.00	9.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0070	CARPORT UF	0 100	16	42	672.00	UT	9.00	9.00
5	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01

REVIEW DATE 06/12/2017 BY BC

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,906	115.9000	69.54	132,543	1997	2005	0	0	53.00	47.00
1 MOBILE HME 100% - 2015 Heated Area: 1782 HX Base Yr 2015											
											
4595 SE COUNTY ROAD 252 , LAKE CITY											

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Total Acres: 5.01 Total Land Value: 25,050 Market: 0 Agricultural: 0 Common: 25,050

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					62,295				
TOTAL MARKET OB/XF VALUE					25,448				
TOTAL LAND VALUE - MARKET					25,050				
TOTAL MARKET VALUE					112,793				
SOH/AGL Deduction					14,338				
ASSESSED VALUE					98,455				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					47,733				
TOTAL JUST VALUE					112,793				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					118,095				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13003	M H	125	08/29/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1274/1365	5/09/2014	WD	Q	I	01	137,000	
GRANTOR: MICHAEL L POMEROY							
GRANTEE: COLLEEN S & MICHAEL							
1060/1393	9/29/2005	WD	Q	I		85,000	
GRANTOR: ODOM							
GRANTEE: POMEROY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W38 FOP= N12 W18 S12 E18\$ W28 S27 E40 FSP= S6 E20 N6 W20\$ E26 N27\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 11/19/2025 BY SYS