LOT 5 NORTH A C MILTON TRACT S/
COMM SE COR OF SW1/4, RUN S 39.7
FT, N 628.74 FT FOR POB, CONT N

MCCALLISTER CURTIS H/DOUGAN BRYAN D
2400 SW CR 349
LAKE CITY, FL 32024

2025

29-5S-17-09475-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

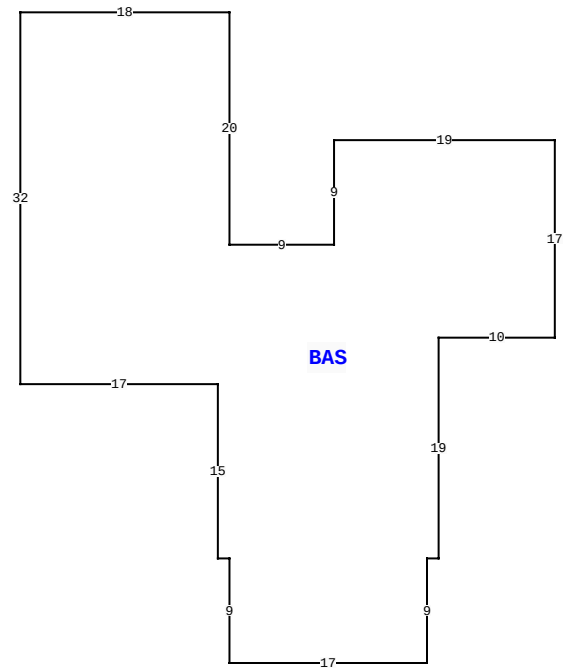
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100		1,481	100,953
TOTALS	1,481			1,481	100,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,481	93.6360	104.87	155,312	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1481 HX Base Yr 1999



2400 SW COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,953
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		153,053
SOH/AGL Deduction		79,821
ASSESSED VALUE		73,232
TOTAL EXEMPTION VALUE	HX HB WR	53,232
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		153,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,748

PRMT:1:1: WENTWORTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15129	M H	125	02/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/2716	5/21/2019	WD	U	I	30	100
GRANTOR: CURTIS MCCALLISTER,BR						
GRANTEE: MCCALLISTER,DOUGAN						
1317/1453	7/21/2016	WD	U	I	11	100
GRANTOR: CURTIS H MCCALLISTER						
GRANTEE: CURTIS MCCALLISTER,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S9 W9 N20 W18 S32 E17 S15 E1 S9 E17 N9 E1 N19 E10 N17$.

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	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1997	1997	3	100	600	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 09/18/2017 BY BC Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 08/15/2025 BY SYS