LOT 5 SOUTH AC MILTON TRACT S/D
COMM SE COR OF SW 1/4, S 39.79 F
FOR POB, CONT N 628.74 FT, NE 33

MCCALLISTER CURTIS H JR
240 SW POP POP CT
LAKE CITY, FL 32024

2026

29-5S-17-09475-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

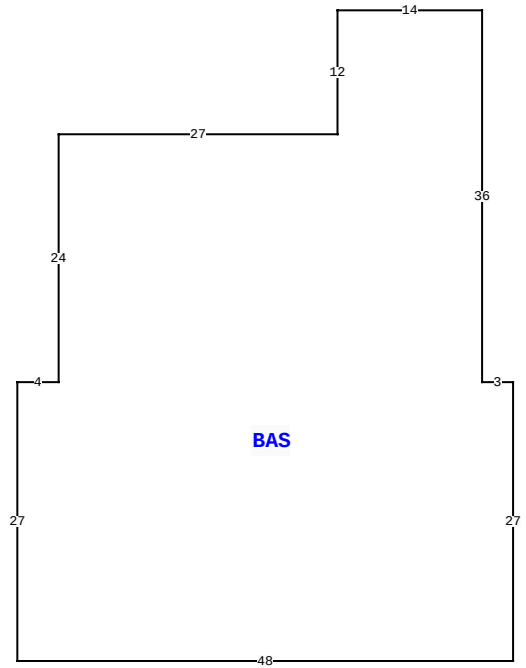
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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		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	2,448	100		2,448	59,281
TOTALS	2,448			2,448	59,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,448	100.9000	60.54	148,202	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 2448 HX Base Yr



239 SW POP POP CT, 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	59,281
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	45,090
TOTAL MARKET VALUE	111,371
SOH/AGL Deduction	16,616
ASSESSED VALUE	94,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,755
TOTAL JUST VALUE	111,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1397/1404	10/28/2019	QC	U	I	11	100
GRANTOR: BRYAN DOUGAN						
GRANTEE: CURTIS H MCCALLISTE						
1396/0992	10/11/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: BRYAN DOUGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S12 W27 S24 W4 S27 E48 N27 W3 N36$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		00	0.00	0.00	5.01	AC		1.00	1.00	0.90	10,000.00	9,000.00	45,090							

REVIEW DATE 09/18/2017 BY BC Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/21/2025 BY SYS