SE1/4 OF NW1/4 OF SE1/4.& EX 1 A
QC 1256-2451.

MCCUEN DAVID W/MCCUEN ELIZABETH A
353 SW PAUL ALLISON CT
LAKE CITY, FL 32024

2026

36-4S-15-00414-099

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	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
Quality	05	05

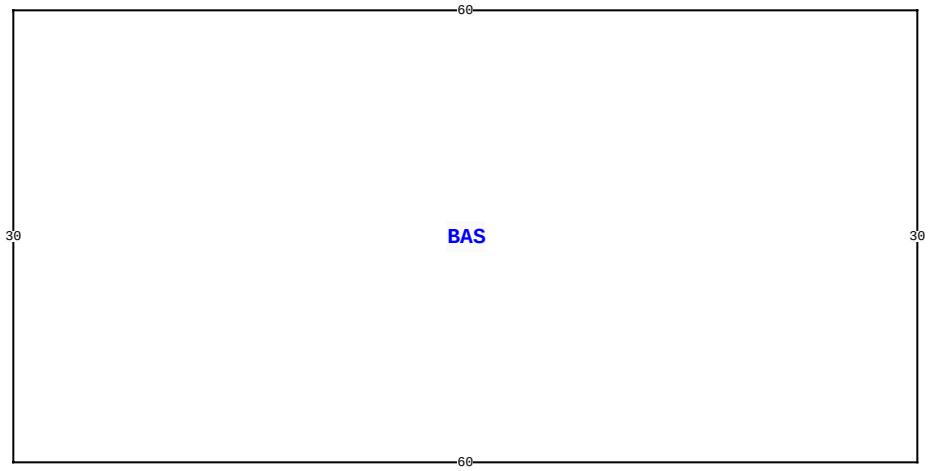
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	175,381
TOTALS	1,800			1,800	175,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	107.07	192,726	2010	2020	0	0	0	9.00	91.00

3 MANUF 1 100% - 2025 Heated Area: 1800 HX Base Yr 2025



353 SW PAUL ALLISON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,381
TOTAL MARKET OB/XF VALUE		32,300
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		293,181
SOH/AGL Deduction		227,709
ASSESSED VALUE		65,472
TOTAL EXEMPTION VALUE	HX HB	40,472
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		293,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27862	M H	491	06/08/2009
27785	SFR	511	05/01/2009
22518	M H	250	11/19/2004
16610	M H	125	02/17/2000
9583	M H	125	04/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1507/148	1/29/2024	WD	Q	I	05	475,000
GRANTOR: FORTE PETER						
GRANTEE: MCCUEN DAVID W						
1084/0758	5/11/2006	WD	Q	I		135,000
GRANTOR: JESSE WAYNE & KATHY A						
GRANTEE: THE 1031 EXCHANGE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0030	BARN,MT	0	100	35	50	1,750.00	UT	12.00	12.00	100	2007	2007	3	100	21,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
6	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 32,300

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	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 01/31/2024 BY TP Total Acres: 9.00 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 10/03/2025 BY SYS