S1/2 OF SW1/4 OF NW1/4 OF
SE1/4. ORB 788-696, 825-875,
833-2349, 968-2137, 995-2198,

MEARS KIMBERLY K/MEARS ZACHARY
356 SW PAUL ALLISON CT
LAKE CITY, FL 32024

2025

36-4S-15-00414-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

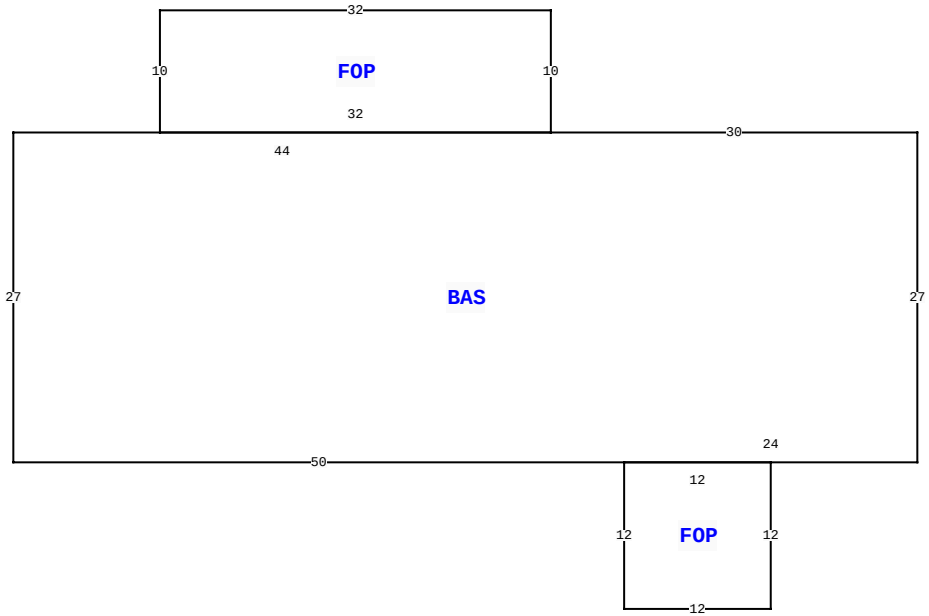
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,998	100		1,998	122,501
FOP	144	35		50	3,066
FOP	320	35		112	6,867
TOTALS	2,462			2,160	132,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,160	114.9000	105.71	228,334	2007	2007	0	0	0	42.00	58.00

2 MODULAR 1 – 100% - 2004 Heated Area: 1998 HX Base Yr 2004



356 SW PAUL ALLISON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,434
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		145,264
SOH/AGL Deduction		31,479
ASSESSED VALUE		113,785
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,063
TOTAL JUST VALUE		183,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,727

SALE:3:1: 10 ACRES

SALE:2:1: JOINT TENANTS WITH RIGHTS OF SURVIVORSHI

SALE:1:1: MH MUST BE GONE, FIELD CHECK PLEASE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053297	Solar Power Syste	15,278	06/03/2025
25295	SFR	275	12/08/2006
10654	M H	125	01/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0995/2200	9/19/2003	WD	Q	V		20,400
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: KIMERLY K & ZACHARY						
0968/2137	11/22/2002	WD	Q	V		20,000
GRANTOR: ERNEST & CAROL WELCH						
GRANTEE: FREEDOM MH SALES IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= N10 W32 S10 E32$ W44 S27 E50 FOP= S12 E12 N12 W12$ E24 N27$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 07/06/2016 BY DF Total Acres: 5.00 Total Land Value: 11,780 Market: 40,000 Agricultural: 1,780 Common: 10,000 PRINTED 06/23/2025 BY SYS