N1/2 OF SW1/4 OF NW1/4 OF SE1/4.
ORB 816-1503, 879-686, QC 979-11

WARREN JENNIFER L MULLENS
430 SW PAUL ALLISON CT
LAKE CITY, FL 32024

2026

36-4S-15-00414-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

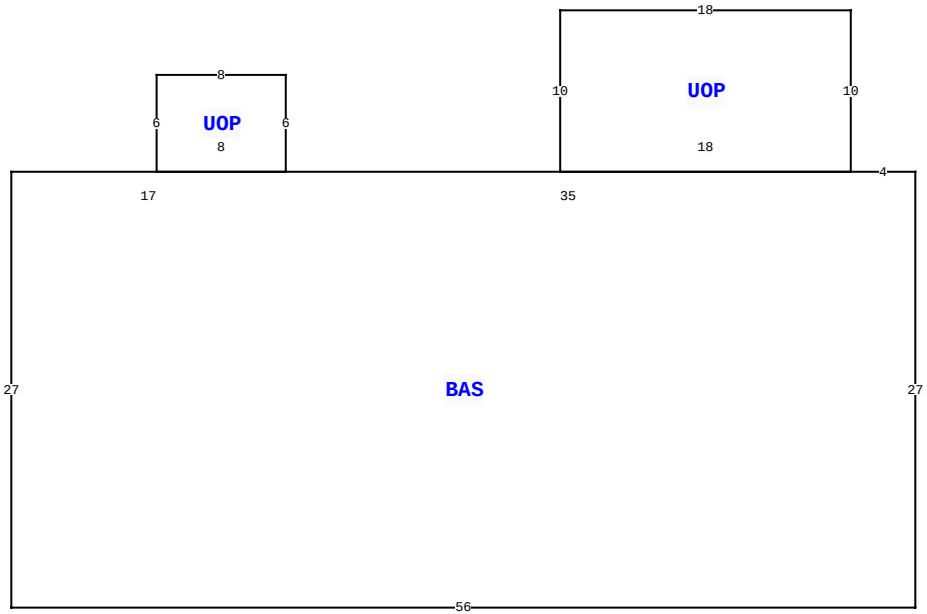
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	36415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,332
UOP	48	25		12	328
UOP	180	25		45	1,230
TOTALS	1,740			1,569	42,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,569	113.9000	68.34	107,225	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1512 HX Base Yr 1997



430 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		42,890
TOTAL MARKET OB/XF VALUE		8,050
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		100,940
SOH/AGL Deduction		37,308
ASSESSED VALUE		63,632
TOTAL EXEMPTION VALUE	HX HB MH	38,632
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052189	Roof Replacement	12,570	01/29/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/0686	4/19/1999	WD	Q	I	01	0
GRANTOR: JENNIFER MULLENS (FKA						
GRANTEE: JOSHUA & JENNIFER M						
0816/1503	1/24/1996	WD	Q	V		16,000
GRANTOR: WILLIAM GREGORY WOOD						
GRANTEE: JENNIFER L KNIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N10 W18 S10 E18$ W35 UOP= N6 W8 S6 E8$ W17 S27 E56 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	0296	SHED METAL	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	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,050

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							

REVIEW DATE 03/17/2025 BY jerry Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS