

THE S 708.72 FT OF E 244.20 FT OF NE1/4 OF SW1/4 & THE E 244.20 FT OF SE1/4 OF SW1/4 AS

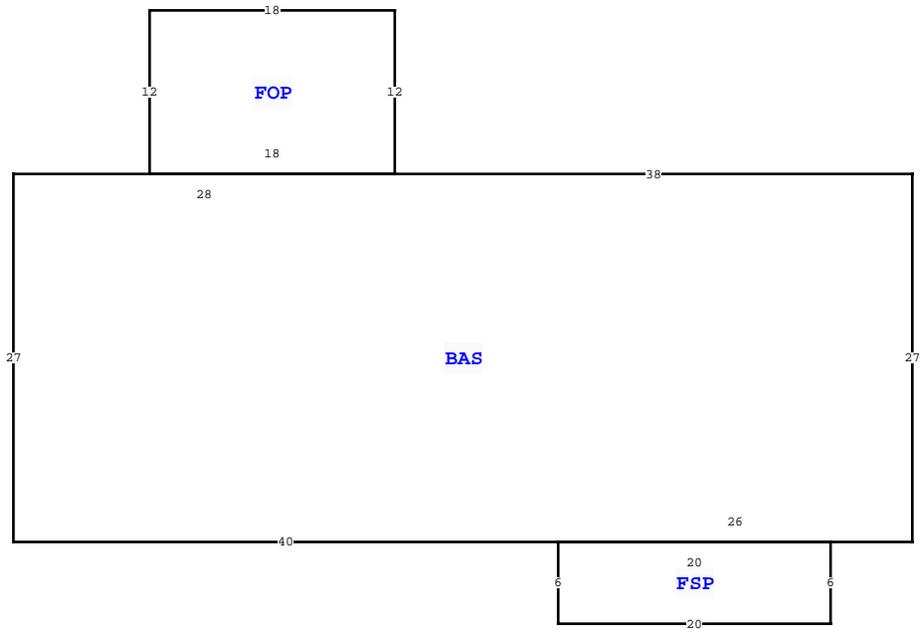
MCCUEN COLLEEN S & MICHAEL D/MCCUEN MICHAEL D
295 NW COMMONS LP, SUITE 115-182
LAKE CITY, FL 32055

2026

24-4S-17-08728-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	04
NEIGHBORHOOD/LOC	24417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
FOP	216	35	
FSP	120	40	
TOTALS	2,118		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2015		69.54	132,543	1997	2005	0	0	53.00	47.00
Heated Area: 1782 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			62,295
TOTAL MARKET OB/XF VALUE			25,448
TOTAL LAND VALUE - MARKET			25,050
TOTAL MARKET VALUE			112,793
SOH/AGL Deduction			14,625
ASSESSED VALUE			98,168
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			46,757
TOTAL JUST VALUE			112,793
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13003	M H	125	08/29/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1274/1365	5/09/2014	WD	Q	I	01	137,000
GRANTOR: MICHAEL L POMEROY						
GRANTEE: COLLEEN S & MICHAEL						
1060/1393	9/29/2005	WD	Q	I		85,000
GRANTOR: ODOM						
GRANTEE: POMEROY						

EXTRA FEATURES															4595 SE COUNTY ROAD 252 , LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/28/2025	MLU
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200								
2	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	9.00	9.00	100	2013	2013	3	100	10,800								
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000								
4	0070	CARPORT UF	0	100	16	42	672.00	UT	9.00	9.00	100	2013	2013	3	100	6,048								
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400								

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W38 FOP= N12 W18 S12 E18\$ W28 S27 E40 FSP= S6 E20 N6 W20\$ E26 N27\$.														

LAND DESCRIPTION															TOTAL OB/XF										25,448
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.01	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,050								