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

2027

24-4S-17-08728-003

BUILDING CHARACTERISTICS

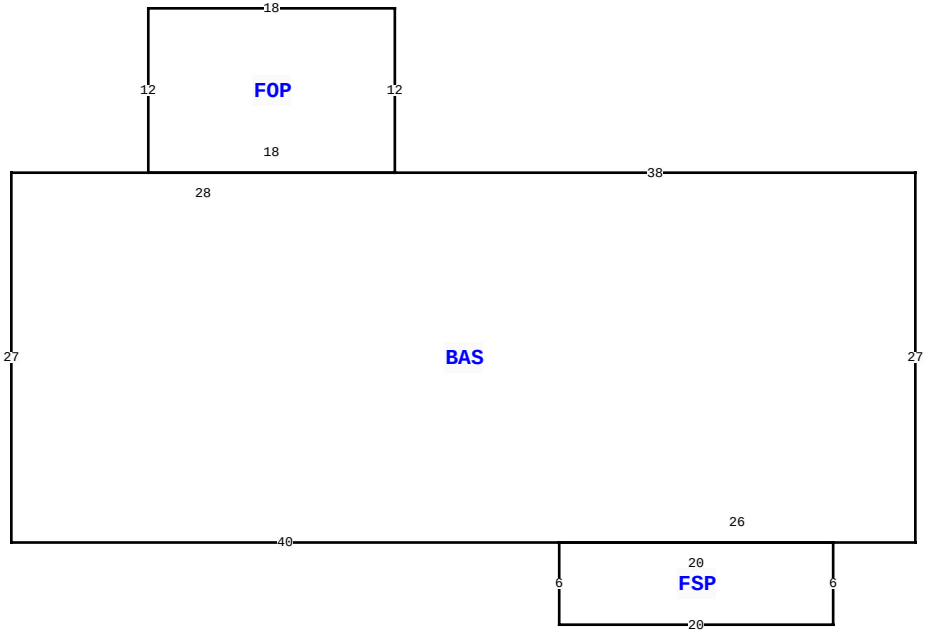
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 04
NEIGHBORHOOD/LOC	24417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	58,242
FOP	216	35		76	2,484
FSP	120	40		48	1,569
TOTALS	2,118			1,906	62,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,906	115.9000	69.54	132,543	1997	2005	0	0	0	53.00	47.00

1 MOBILE HME 100% - 2015 Heated Area: 1782 HX Base Yr 2015



4595 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	04/28/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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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		11,680
ASSESSED VALUE		101,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,702
TOTAL JUST VALUE		112,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,793

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						

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

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	5.01	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,050							

REVIEW DATE 06/12/2017 BY BC Total Acres: 5.01 Total Land Value: 25,050 Market: 0 Agricultural: 0 Common: 25,050 PRINTED 11/17/2026 BY SYS