

LOT 4 A C MILTON TRACT ALSO DESC  
 COMM SE COR OF SW1/4, RUN S 39.7  
 FT FOR POB, NW 639.79 FT, E 756.

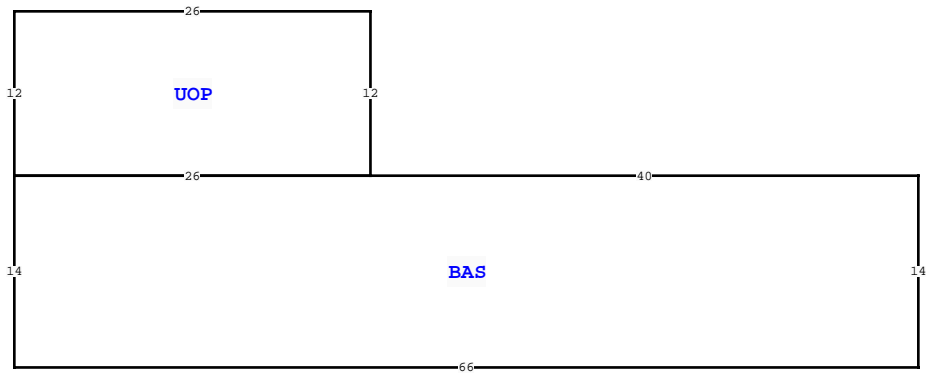
MCCALLISTER CURTIS H JR/MCCALLISTER LISA  
 240 SW POP POP COURT  
 LAKE CITY, FL 32024

**2026**

29-5S-17-09475-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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	
Architectural	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	32517.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UOP	312	25	
TOTALS	1,236		1,002 26,669

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%	- 1999		66.54	66,673	1995	1995	0	0	60.00	40.00	
Heated Area: 924 HX Base Yr 1999													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,669
TOTAL MARKET OB/XF VALUE			15,250
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			152,029
SOH/AGL Deduction			74,858
ASSESSED VALUE			77,171
TOTAL EXEMPTION VALUE	HX HB		39,689
BASE TAXABLE VALUE			37,482
TOTAL JUST VALUE			152,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,014
LAND:3:1: 2ND MH			
SALE:2:1: 10.01 AC			
LAND:2:1: 10.01 AC'S TOTAL:9.01 AC'S AE/Y:1 AC AE/			
SALE:1:1: FAMILY TRANSACTION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/0802	2/04/1998	WD	Q	V	03	12,000
GRANTOR: CURTIS SR & GRACE MCC						
GRANTEE: CURTIS JR & LISA MC						
0816/1995	1/01/1996	WD	U	V	31	26,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CURTIS H & GRACE MC						

EXTRA FEATURES																
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	0070	CARPORT UF	0	100	0	0			0.00	100	2013	2013	3	100	750	
2	0255	MBL HOME S	0	100	0	0			0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF														15,250										
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	0102	C	SFR/MH	100		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W40 UOP= N12 W26 S12 E26\$ W26 S14 E66 N14\$.			

REVIEW DATE 09/18/2017 BY BC Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 07/02/2026 BY SYS																								
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