THE N 165 FT OF EAST 265 FT OF S
SE1/4.

MCCUEN DAVID W/MCCUEN ELIZABETH A
353 SW PAUL ALLISON CT
LAKE CITY, FL 32024

2027

36-4S-15-00414-098

BUILDING CHARACTERISTICS

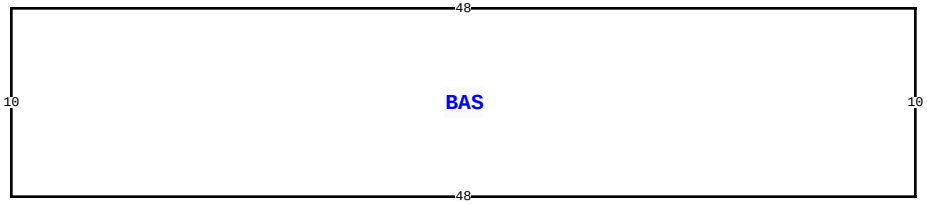
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01
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	480	100		480	7,853
TOTALS	480			480	7,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	480	68.1750	40.90	19,632	1960	1960	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 480 HX Base Yr



445 SW PAUL ALLISON CT, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	7,853
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	28,853
SOH/AGL Deduction	0
ASSESSED VALUE	28,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,853
TOTAL JUST VALUE	28,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/148	1/29/2024	WD	Q	I	05	475,000
GRANTOR: FORTE PETER A						
GRANTEE: MCCUEN DAVID W						
1507/74	1/23/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FORTE PETER A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S10 E48 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/31/2024 BY TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS