LOT 5 ENGLISH ACRES S/D.
419-352, 678-241, 680-791, WD 11

SHEHAN JOEL P
234 SW CHURCHILL WAY
LAKE CITY, FL 32025

2026

16-5S-17-09267-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

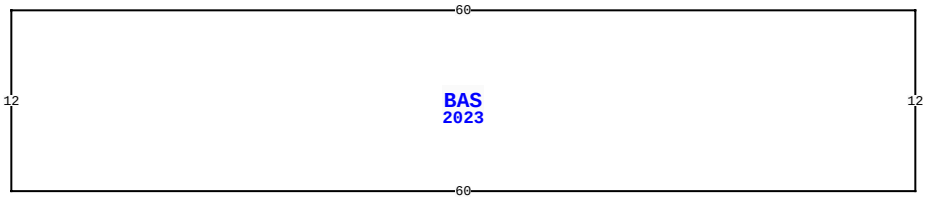
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2023	720	11,578
TOTALS	720			720	11,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	720	73.1000	40.20	28,944	1973	1973	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2023 Heated Area: 720 HX Base Yr 2023



234 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		11,578
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		31,478
SOH/AGL Deduction		235
ASSESSED VALUE		31,243
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		1,243
TOTAL JUST VALUE		31,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		31,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052640	Roof Replacement	10,911	03/19/2025
20330	M H	125	01/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/454	4/25/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SHEHAN JOEL P						
1198/2137	7/26/2010	WD	U	V	34	16,500
GRANTOR: DLC CATTLE						
GRANTEE: ANITA J SHEHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-13,7] E60 S12 W60 N12 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	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 7,400

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		00	145.00	300.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 04/28/2025 BY chuck Total Acres: 1.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/21/2025 BY SYS