LOT 7 ENGLISH ACRES S/D.
348-470, 628-575, 768-1569, DC 1

HUFF JANETTE LYNN LIVING TRUST DATED APRIL 26, 202
290 SW CHURCHILL WAY
LAKE CITY, FL 32025

2026

16-5S-17-09267-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

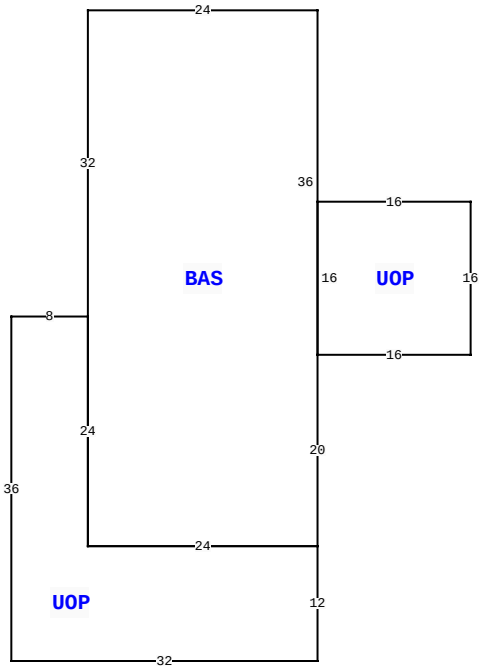
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,344	100		1,344	27,262
UOP	256	25		64	1,298
UOP	576	25		144	2,921
TOTALS	2,176			1,552	31,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,552	84.5100	50.71	78,702	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1344 HX Base Yr



290 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		31,481
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		51,981
SOH/AGL Deduction		24,293
ASSESSED VALUE		27,688
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,688
TOTAL JUST VALUE		51,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10334	M H	125	10/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/2777	4/26/2022	WD	U	I	11	100
GRANTOR: HUFF JANETTE						
GRANTEE: HUFF JANETTE LYNN L						
0768/1569	12/16/1992	WD	Q	V		7,500
GRANTOR: DLC CATTLE						
GRANTEE: LOWELL HUFF SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S32 UOP= W8 S36 E32N12 W24 N24$ S24 E24 N20 UOP= E16 N16 W16 S16$ N36$.

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	0255	MBL HOME S	0	100	61	14	1.00	UT	0.00	0.00	100	1973	1973	3	100	1,000	
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 8,000

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	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 08/08/2017 BY DF Total Acres: 1.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/21/2025 BY SYS