LOT 8 ENGLISH ACRES S/D.
534-498, 709-231, 802-001, 862-2

CONNELL TRAVIS BRETT
318 SW CHURCHILL WAY
LAKE CITY, FL 32025

2026

16-5S-17-09267-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

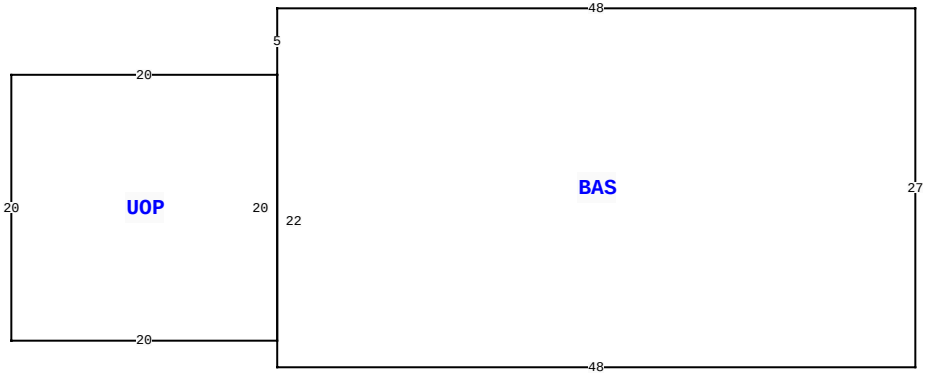
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	16517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	94,989
UOP	400	25		100	7,329
TOTALS	1,696			1,396	102,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,396	113.9000	112.76	157,413	2006	2010	0	0	0	35.00	65.00

1 MANUF 2 0% - 2025 Heated Area: 1296 HX Base Yr



318 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	102,318
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	123,018
SOH/AGL Deduction	0
ASSESSED VALUE	123,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,018
TOTAL JUST VALUE	123,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24625	M H	348	06/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1520/473	7/25/2024	WD	Q	I	01	165,000
GRANTOR: ROGERS ROBERT JR						
GRANTEE: CONNELL TRAVIS BRET						
1224/2550	11/10/2011	WD	U	I	37	25,000
GRANTOR: LD REAL ESTATE INVEST						
GRANTEE: ROBERT JR & STEPHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S5 UOP= W20 S20 E20 N20$ S22 E48 N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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

REVIEW DATE 09/20/2024 BY ME Total Acres: 1.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/21/2025 BY SYS