

COMM NW COR OF NE1/4, RUN S
943.91 FT TO NE'LY R/W I-75,
S 19 DEG E ALONG R/W 495.06 FT

TOWNSEND PAULETTE
718 SW CHURCHILL WAY
LAKE CITY, FL 32025-2623

2025

21-5S-17-09308-006



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	31	VINYL SID 100	0800	02	1,188	82.0080	49.20	58,450	2002	2002	0	0	0	60.00	40.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 100% - 2017 Heated Area: 1188 HX Base Yr 2017													Tax Group: 3 Tax Dist:													
Roof Cover	03	COMP SHNGL 100	27 44 27 BAS 44													BUILDING MARKET VALUE 23,380													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 17,400													
Interior Floo	14	CARPET 90														TOTAL LAND VALUE - MARKET 75,348													
Interior Floo	08	SHT VINYL 10														TOTAL MARKET VALUE 116,128													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 33,007													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 83,121													
Bedrooms		3 100														TOTAL EXEMPTION VALUE HX HB SX 83,121													
Bathrooms		2 100														BASE TAXABLE VALUE 0													
Stories	1.	1. 100														TOTAL JUST VALUE 116,128													
Architectual	01	CONV 100														NCON VALUE 0													
Units		0 100	INCOME VALUE																										
Condition Adj	01	01 100	PREVIOUS YEAR MKT VALUE 115,787																										
Quality 03 03																	PERMIT NUM DESCRIPTION AMT ISSUED												
DOR CODE 0200 MOBILE HOME																	19521 M H 125 05/08/2002												
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 21517.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA									
BAS	1,188	100		1,188	23,380															OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE									
TOTALS 1,188 1,188 23,380																				1228/0581 1/18/2012 WD U I 12 53,000									
EXTRA FEATURES						718 SW CHURCHILL WAY, LAKE CITY														GRANTOR: CAPITAL CITY BANK									
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	GRANTEE: PAULETTE TOWNSEND													
1	0294	SHED WOOD/	0 100	35 160	5,600.00	UT	2.00	2.00	50	0	0	3	50	5,600		1221/2351 9/26/2011 CT U I 18 100													
2	0294	SHED WOOD/	0 100	30 160	4,800.00	UT	2.00	2.00	50	0	0	3	50	4,800		GRANTOR: CLERK OF COURT (WAAS)													
3	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000		GRANTEE: CAPITAL CITY BANK													
																BUILDING NOTES													
																BUILDING DIMENSIONS													
																BAS= W44 S27 E44 N27\$.													
LAND DESCRIPTION																TOTAL OB/XF 17,400													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	11.96	AC		1.00	1.00	0.70	9,000.00	6,300.00	75,348												
REVIEW DATE 09/16/2017 BY BC Total Acres: 11.96 Total Land Value: 75,348 Market: 0 Agricultural: 0 Common: 75,348 PRINTED 08/18/2025 BY SYS																													