

BEG SE COR OF W1/2 OF NE1/4 OF N
165.58 FT, W 535.08 FT TO A PT 0
RUN NW ALONG CURVE 142.43 FT TO

ELLIOTT THOMAS SCOTT/GOODWIN STEPHEN DAVID
631 SW CHURCHHILL WAY
LAKE CITY, FL 32025

2026

21-5S-17-09308-012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	01	01 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	98,369
TOTALS	2,052			2,052	98,369

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.57

REVIEW DATE 07/24/2025 BY TP

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,052	92.7200	87.16	178,852	2005	2005	0	0	0	45.00	55.00	
1 MANUF 1 100% - 2016 Heated Area: 2052 HX Base Yr 2016													
27 BAS 27													
-76													

631 SW CHURCHILL WAY, LAKE CITY	BLD DATE	LGL DATE	05/20/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
11,200													

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11,200													

Total Acres: 5.57 Total Land Value: 55,700 Market: 0 Agricultural: 0 Common: 55,700

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		98,369	
TOTAL MARKET OB/XF VALUE		11,200	
TOTAL LAND VALUE - MARKET		55,700	
TOTAL MARKET VALUE		165,269	
SOH/AGL Deduction		76,737	
ASSESSED VALUE		88,532	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		37,810	
TOTAL JUST VALUE		165,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23038	M H	365	04/18/2005
14861	M H	125	12/17/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2464	4/03/2025	WD	Q	I	01	279,000
GRANTOR: JEFFERSON WILLIAM JR						
GRANTEE: ELLIOTT THOMAS SCOT						
1444/399	7/23/2021	QC	U	I	11	0
GRANTOR: JEFFERSON WILLIAM JR						
GRANTEE: JEFFERSON WILLIAM J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W76 S27 E76 N27\$.									

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