

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  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	02	ROLL COMP	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	720	100	2023
TOTALS	720		12,001

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MH/NOTITLE	100% - 2023			41.67	30,002	1973	1973	0	0	60.00	40.00
				Heated Area: 720					HX Base Yr	2023		
234 SW CHURCHILL WAY, LAKE CITY												
		BLD DATE		LGL DATE			05/08/2026	MLU				
		XF DATE		LAND DATE								
		INC DATE		AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			12,001
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			39,401
SOH/AGL Deduction			8,249
ASSESSED VALUE			31,152
TOTAL EXEMPTION VALUE	HX HB DX		30,000
BASE TAXABLE VALUE			1,152
TOTAL JUST VALUE			39,401
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						

EXTRA FEATURES																
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
1	0294	SHED WOOD/	0	100	0	0			0.00	100	2017	2017	3	100	400	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTALS													7,400			

BUILDING NOTES	

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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	20,000.00	20,000.00	20,000							