

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

2026

21-5S-17-09308-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	
TOTALS	1,188		1,188 23,380

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2017	49.20	58,450	2002	2002	0	0	60.00	40.00	
				Heated Area: 1188				HX Base Yr 2017				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; text-align: center; vertical-align: middle;"> <p style="color: blue; font-size: 2em;">BAS</p> </div> </div>												
718 SW CHURCHILL WAY, LAKE CITY												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/08/2025 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		23,380	
TOTAL MARKET OB/XF VALUE		17,400	
TOTAL LAND VALUE - MARKET		75,348	
TOTAL MARKET VALUE		116,128	
SOH/AGL Deduction		30,763	
ASSESSED VALUE		85,365	
TOTAL EXEMPTION VALUE		HX HB SX 85,365	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		116,128	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,128	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19521	M H	125	05/08/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1228/0581	1/18/2012	WD	U	I	12	53,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: PAULETTE TOWNSEND						
1221/2351	9/26/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (WAAS)						
GRANTEE: CAPITAL CITY BANK						

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 35 160	5,600.00	UT	2.00	2.00	50	0	0	3	50	5,600	
2	0294	SHED WOOD/	0	100 30 160	4,800.00	UT	2.00	2.00	50	0	0	3	50	4,800	
3	9945	Well/Sept	0	100 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													17,400
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BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W44 S27 E44 N27S.												

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		A-1	0.00	0.00	11.96	AC		1.00	1.00	0.70	9,000.00	6,300.00	75,348								