

BEG SE COR OF W1/2 OF NE1/4 OF N 165.58 FT, W 535.08 FT TO A PT O 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		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	21517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
TOTALS	2,052		152,120

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100%	- 2026	Heated Area: 2052		HX Base Yr 2026																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			152,120
TOTAL MARKET OB/XF VALUE			11,200
TOTAL LAND VALUE - MARKET			72,410
TOTAL MARKET VALUE			235,730
SOH/AGL Deduction			141,356
ASSESSED VALUE			94,374
TOTAL EXEMPTION VALUE	HX HB DD		61,411
BASE TAXABLE VALUE			32,963
TOTAL JUST VALUE			235,730
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						

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,500	

TOTAL OB/XF												11,200												
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	5.57	AC		1.00	1.00	1.00	13,000.00	13,000.00	72,410							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W76 S27 E76 N27S.											