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

2027

21-5S-17-09308-012

BUILDING CHARACTERISTICS

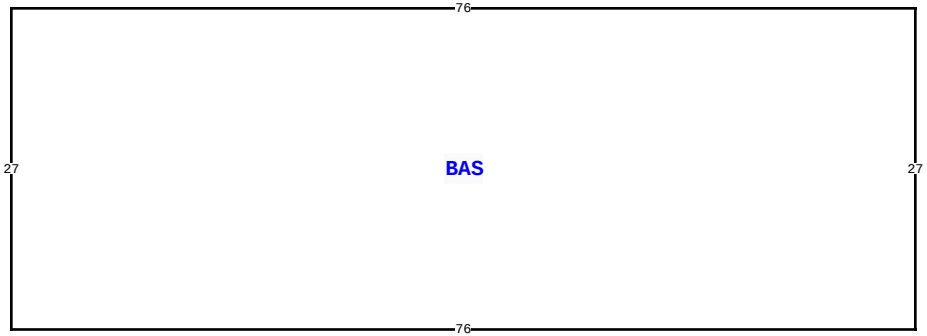
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	147,358
TOTALS	2,052			2,052	147,358

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	118.8000	110.48	226,705	2005	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2026 Heated Area: 2052 HX Base Yr 2026



631 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,358
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		72,410
TOTAL MARKET VALUE		230,968
SOH/AGL Deduction		137,032
ASSESSED VALUE		93,936
TOTAL EXEMPTION VALUE	HX HB DD	61,411
BASE TAXABLE VALUE		32,525
TOTAL JUST VALUE		230,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,556

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

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 07/24/2025 BY TP Total Acres: 5.57 Total Land Value: 72,410 Market: 0 Agricultural: 0 Common: 72,410 PRINTED 11/16/2026 BY SYS