COMM SE COR OF W1/2 OF NE1/4 OF
217.79 FT FOR POB, RUN W 689.21
FT, E 689.06 FT, S 352.71 FT FOR

HARDING MICHAEL ROSS JR
539 SW CHURCHILL WAY
LAKE CITY, FL 32025

2027

21-5S-17-09308-014

BUILDING CHARACTERISTICS

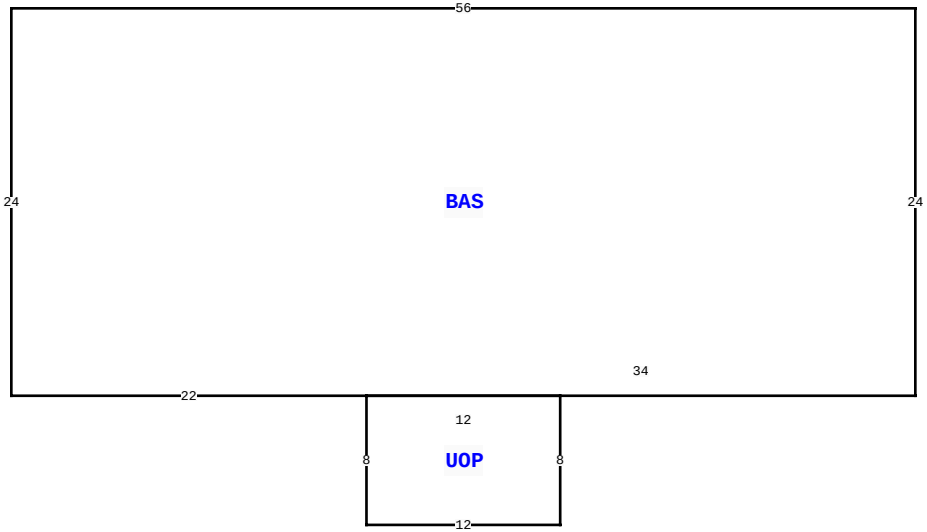
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	34,288
UOP	96	25		24	612
TOTALS	1,440			1,368	34,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,368	106.3050	63.78	87,251	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1344 HX Base Yr



539 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	34,900
TOTAL MARKET OB/XF VALUE	2,740
TOTAL LAND VALUE - MARKET	50,220
TOTAL MARKET VALUE	87,860
SOH/AGL Deduction	0
ASSESSED VALUE	87,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,860
TOTAL JUST VALUE	87,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2557	12/08/2025	QC	U	I	11	100
GRANTOR: HARDING ANNA						
GRANTEE: HARDING MICHAEL ROS						
1267/1008	12/19/2013	WD	U	I	12	58,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: ANNA HARDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E22 UOP= S8 E12 N8 W12$ E34 N24$.

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	0070	CARPORT UF	0	0	18	40	720.00	UT	2.00	2.00	100	2004	2004	3	100	1,440	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,740

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	0		A-1	0.00	0.00	5.58	AC		1.00	1.00	0.75	12,000.00	9,000.00	50,220							

REVIEW DATE 09/16/2017 BY BC Total Acres: 5.58 Total Land Value: 50,220 Market: 0 Agricultural: 0 Common: 50,220 PRINTED 11/17/2026 BY SYS