COMM NE COR OF W1/2 OF NE1/4 OF
FT TO POB, S 348.03 FT, W 689.06
FT, E 689.39 FT TO POB. (AKA PAR

ROGERS ANGELA M/ROGERS PATRICK M
443 SW CHURCHILL WAY
LAKE CITY, FL 32025

2026

21-5S-17-09308-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

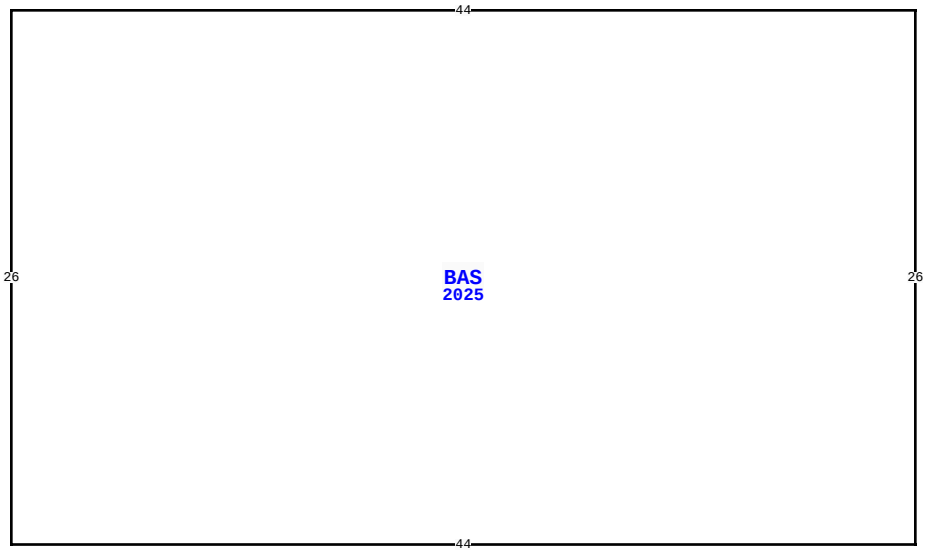
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,144	100	2025	1,144	127,954
TOTALS	1,144			1,144	127,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,144	113.0000	114.13	130,565	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2025 Heated Area: 1144 HX Base Yr 2025



443 SW CHURCHILL WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,954
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		53,722
TOTAL MARKET VALUE		184,676
SOH/AGL Deduction		44,782
ASSESSED VALUE		139,894
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,483
TOTAL JUST VALUE		184,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048671	Mobile Home		11/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/175	11/02/2023	WD	U	V	11	100
GRANTOR: ROGERS ANGEL AKA ANGE						
GRANTEE: ROGERS ANGELA M						
1491/1727	5/30/2023	WD	U	V	11	100
GRANTOR: HARDING ANNA						
GRANTEE: ROGERS ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,11] E44 S26 W44 N26 $
.

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	5.51	AC		1.00	1.00	0.75	13,000.00	9,750.00	53,722							

REVIEW DATE 05/20/2024 BY MLU Total Acres: 5.51 Total Land Value: 53,722 Market: 0 Agricultural: 0 Common: 53,722 PRINTED 05/12/2026 BY SYS