E DIV: 90 FT OFF S SIDE LOTS 7 &
GELBERGS REPLAT OF BLOCKS 6, 7,
OAK PARK S/D.

TOWNSEND KENNETH R
401 SE NANCY AVE
BRANDFORD, FL 32008

2026

00-00-00-13426-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

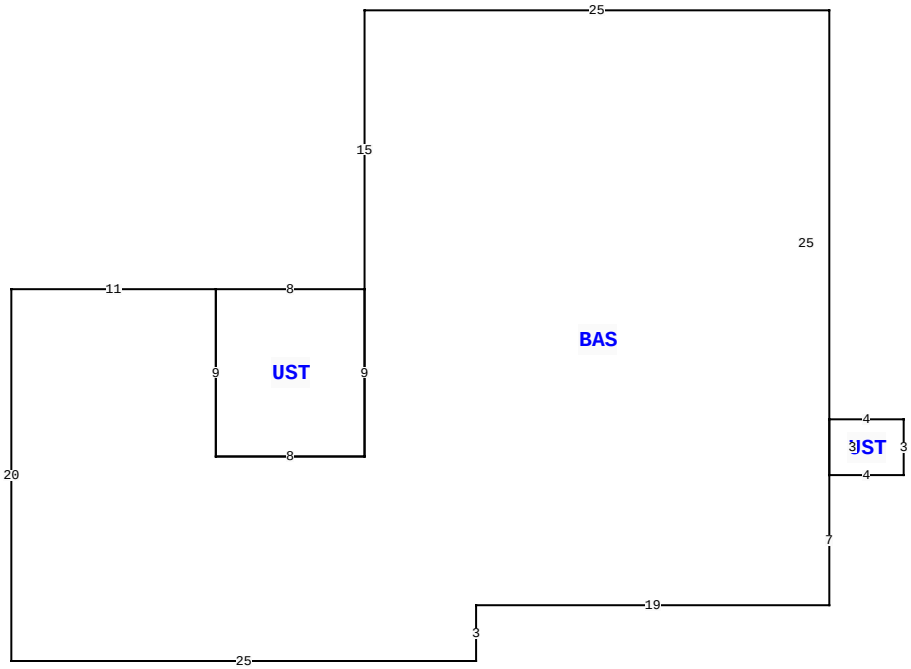
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100		1,126	73,761
UST	12	45		5	328
UST	72	45		32	2,096
TOTALS	1,210			1,163	76,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,163	89.9813	100.78	117,207	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1126 HX Base Yr



535 SE DADE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	76,185
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,550
TOTAL MARKET VALUE	84,735
SOH/AGL Deduction	0
ASSESSED VALUE	84,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,735
TOTAL JUST VALUE	84,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,735

SALE:4:1: CERTIFICATE OF TITLE

SALE:3:1: S 90 FT LOTS 7 & 8 BLOCK 6 OAK PARK S/D

SALE:2:1: FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0842/1145	7/14/1997	WD	U	I	11	10,000
GRANTOR: UNITED COMPANIES LEND						
GRANTEE: KENNETH TOWNSEND						
0839/1465	5/16/1997	CT	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED COMPANIES LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S15 UST= W8 S9 E8 N9$ S9 W8 N9 W11 S20 E25 N3 E19 N7
UST= E4 N3 W4 S3$ N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		*RSF-1	100.00	90.00	9,000.00	SF		1.00	1.00	1.00	0.95	0.95	8,550							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.21 Total Land Value: 8,550 Market: 0 Agricultural: 0 Common: 8,550 PRINTED 11/20/2025 BY SYS