

NW1/4 OF NE1/4, EX 22 AC DESC OR
THAT PART LYING WEST OF EXISTING
SURVEY ON SCHEDULE "A" IN ORB 10

TOWNSEND WILLIAM ADAM/TOWNSEND THEAN WADE
477 NW HUNTSVILLE CHURCH DR
LAKE CITY, FL 32055

2026

08-3S-16-02033-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	01	01
DOR CODE	5000IMPROVED AG	
MAP NUM		01

NEIGHBORHOOD/LOC	8316.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	75	100		75	2,490
BAS	432	100		432	14,340
BAS	775	100		775	25,726
UEP	250	60		150	4,980
UOP	81	20		16	531

TOTALS	1,613			1,448	48,067
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.80
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.80

REVIEW DATE	01/26/2023	BY	KS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,448	45.6000	51.07	73,949	1932	1932	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1282 HX Base Yr													
591 NW HUNTSVILLE CHURCH DR, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF										5,700							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.80	AC		1.00	1.00	1.00	280.00	280.00	2,464
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.80	AC		1.00	1.00	1.00	9,000.00	9,000.00	79,200

Total Acres:	9.80	Total Land Value:	11,464	Market:	79,200	Agricultural:	2,464	Common:	9,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		48,067			
TOTAL MARKET OB/XF VALUE		5,700			
TOTAL LAND VALUE - MARKET		88,200			
TOTAL MARKET VALUE		65,231			
SOH/AGL Deduction		0			
ASSESSED VALUE		65,231			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		65,231			
TOTAL JUST VALUE		141,967			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		141,967			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1526/318	10/24/2024	WD	U	I	11	100	
GRANTOR: TOWNSEND RONALD C							
GRANTEE: TOWNSEND WILLIAM AD							
1269/1297	11/20/2013	WD	U	I	11	100	
GRANTOR: RONALD C & JANET TOWN							
GRANTEE: RONALD C TOWNSEND (							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W5 BAS= N5 W15 S5 E15\$W20S25 UEP= S10 E25 N10 W25\$ E35 N15 W10 N10 BAS= E8 N11 W8 UOP= N9 W9 S9 E9\$ W9 N9 W16 S20 E7 N5 E15 S5 E3\$.									