(AKA LOT 20 PRICE CREEK UNR): CO
OF SW COR OF SW1/4 OF NE1/4 ON N
SE ALONG R/W 345.78 FT FOR POB,

TOWNSEND LEON DELL II
P O BOX 405
LAKE CITY, FL 32056-0405

2026

14-4S-17-08346-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

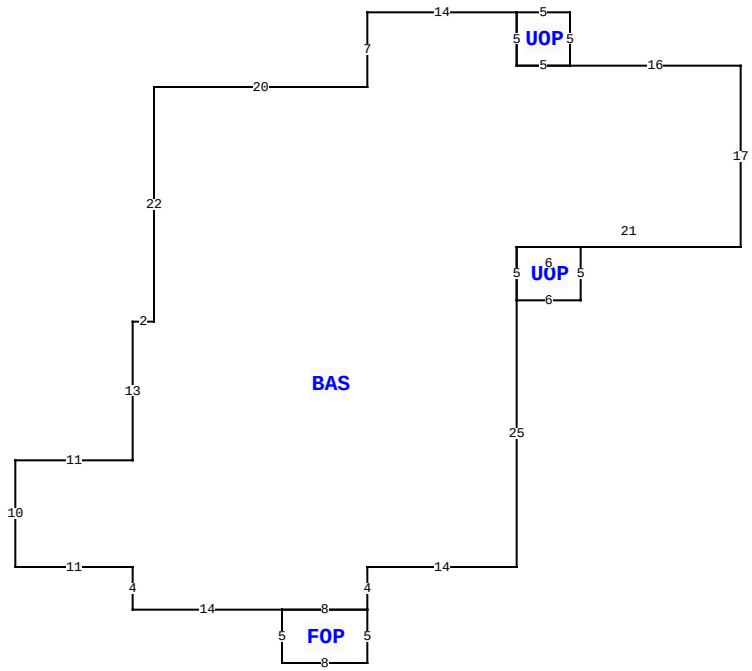
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,229	100		2,229	176,064
FOP	40	30		12	948
UOP	25	20		5	395
UOP	30	20		6	474
TOTALS	2,324			2,252	177,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	108.5040	121.52	273,663	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2229 HX Base Yr



396 SE TEVIS AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,881
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		34,695
TOTAL MARKET VALUE		215,276
SOH/AGL Deduction		131,278
ASSESSED VALUE		83,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,276
TOTAL JUST VALUE		215,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1203/0839	9/23/2010	WD	U	I	11	100
GRANTOR: JULIA HARDING TOWNSEN						
GRANTEE: JULIA TWNSEND HARDI						
1201/2482	9/23/2010	WD	U	I	11	100
GRANTOR: JULIA HARDING TOWNSEN						
GRANTEE: JULIA TWNSEND HARDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N5 W5 S5 E5$ W5 N5 W14 S7 W20 S22 W2 S13 W11 S10 E11 S4 E14 FOP= S5 E8 N5 W8$ E8 N4 E14 N25 UOP= E6 N5 W6 S5$ N5 E21 N17$.

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	0	0	3	100	1,200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	100		A-1	0.00	0.00	2.57	AC		1.00	1.00	0.90	15,000.00	13,500.00	34,695							

REVIEW DATE 04/18/2017 BY DF Total Acres: 2.57 Total Land Value: 34,695 Market: 0 Agricultural: 0 Common: 34,695 PRINTED 11/18/2025 BY SYS