

TOWNSEND SHERRI D/TOWNSEND SAMUEL ALLEN JR
171 SW CROSSBOW PL
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

15 CONC BLOCK 80

31 VINYL SID 20

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 90

08 SHT VINYL 10

03 CENTRAL 100

04 AIR DUCTED 100

01 NONE 100

1. 1. 100

05 CONV 100

03 03 100

01 01 100

05 05

0100 SINGLE FAMILY

MKT AREA

06

15416.010 1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 1,144 100 1,144 91,686

FOP 72 30 22 1,763

FOP 320 30 96 7,694

FST 84 55 46 3,687

SFB 276 80 221 17,712

TOTALS 1,896 1,529 122,542

EXTRA FEATURES

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 0166 CONC, PAVMT 0 100 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 350

2 0294 SHED WOOD/ 0 100 12 24 288.00 UT 14.00 14.00 60 2008 2008 3 60 2,419

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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 RSF-1103.00 299.00 1.00 LT 1.00 1.00 1.00 35,000.00 35,000.00 35,000

REVIEW DATE 08/02/2024 BY KS Total Acres: 0.71 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/11/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100 01 1,529 110.0880 123.30 188,526 1977 1977 0 0 0 35.00 65.00

Heated Area: 1420 HX Base Yr

20

16

16

FOP

15

5

12

FST

7

7

12

SFB

23

19

4

FOP

4

12

18

18

26

26

44

BAS

18

18

26

171 SW CROSSBOW PL, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE 122,542

TOTAL MARKET OB/XF VALUE 2,769

TOTAL LAND VALUE - MARKET 35,000

TOTAL MARKET VALUE 160,311

SOH/AGL Deduction 75,761

ASSESSED VALUE 84,550

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 33,828

TOTAL JUST VALUE 160,311

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 160,311

LAND:1:1: 0.71 AC.

PERMIT NUM

DESCRIPTION

AMT

ISSUED

27384 STORAGE 80 09/30/2008

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1487/882 3/30/2023 QC U I 11 100

GRANTOR: PHILMAN SHERRI D AKA

GRANTEE: TOWNSEND SHERRI D

0554/0157 12/01/1984 WD Q I 34,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E26 FOP= S4 E18 N4 W18\$ E18 SFB= S4 E12 N23 W12 S19\$ N19 FST= E12 N7 W12 S7\$ N7\$ FOP= E5 N16 W20 S16 E15\$.