W1/2 OF E1/2 OF SE1/4 AS LIES
S OF SAL RAILROAD. (AKA LOT 13
BLOCK A RANCHETTES S/D UNREC)

TOWNSEND JOHNNIE DALE
165 NW SATURN LN
LAKE CITY, FL 32055

2026

21-3S-16-02222-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

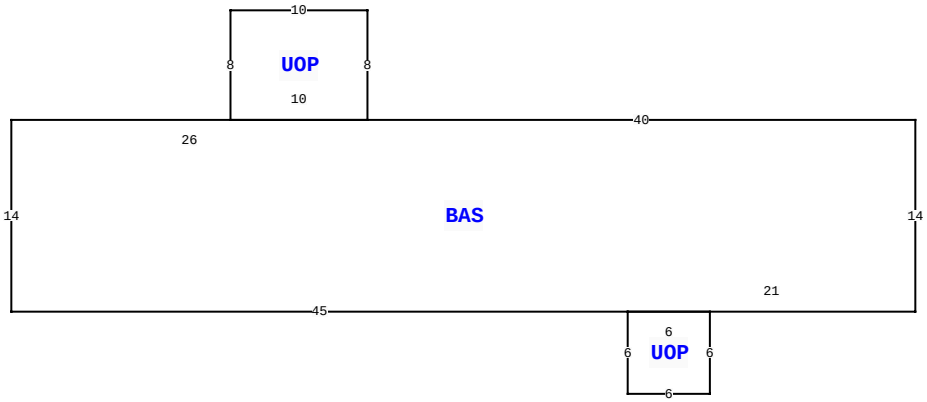
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,823
UOP	36	25		9	203
UOP	80	25		20	451
TOTALS	1,040			953	21,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	953	93.9000	56.34	53,692	1990	1990	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1996 Heated Area: 924 HX Base Yr 1996



165 NW SATURN LN, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		21,477
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		36,900
TOTAL MARKET VALUE		69,377
SOH/AGL Deduction		23,866
ASSESSED VALUE		45,511
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,511
TOTAL JUST VALUE		69,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,377

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0801/1062	2/04/1995	WD	Q	I	03	0

GRANTOR: MARY L TOWNSEND

GRANTEE: JOHNNIE DALE TOWNSE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N8 W10 S8 E10$ W26 S14 E45 UOP= S6 E6 N6 W6$ E21 N14$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1908	1908	3	100	100	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	3.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,900							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 02/08/2023 BY KS Total Acres: 4.10 Total Land Value: 36,900 Market: 0 Agricultural: 0 Common: 36,900 PRINTED 11/10/2025 BY SYS