COMM NW COR OF SW1/4 OF NW1/4, E FT FOR POB, E 645.18 FT, S 281.6 FT, S 182.75 FT, W 82.18 FT, S 1

TOWNSEND JANET
533 SW COZY GLN
LAKE CITY, FL 32024

2026

26-3S-15-00229-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

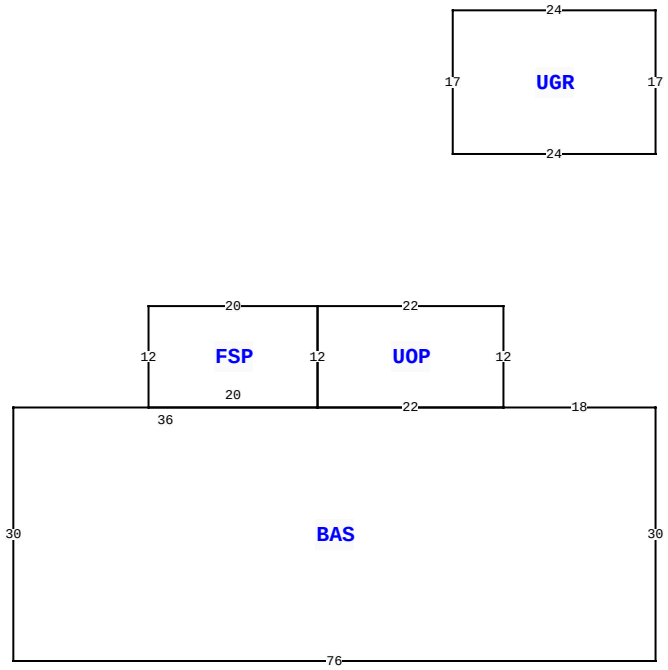
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	56,141
FSP	240	40		96	2,364
UGR	408	45		184	4,531
UOP	264	25		66	1,625
TOTALS	3,192			2,626	64,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,626	87.3240	52.39	137,576	2005	2005	0	0	0	53.00	47.00

1 MOBILE HME 100% - 2022 Heated Area: 2280 HX Base Yr 2022



533 SW COZY GLN, 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		64,661
TOTAL MARKET OB/XF VALUE		13,644
TOTAL LAND VALUE - MARKET		67,410
TOTAL MARKET VALUE		145,715
SOH/AGL Deduction		3,499
ASSESSED VALUE		142,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,494
TOTAL JUST VALUE		145,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22512	M H	447	11/18/2004
21563	M H	393	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/1551	8/17/2022	LE	U	I	14	100
GRANTOR: TOWNSEND JANET E (ENH						
GRANTEE: TOWNSEND TYLER N (R						
1280/1324	8/27/2014	LE	U	I	14	100
GRANTOR: MARY E HODGES						
GRANTEE: JANET E TOWNSEND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W22 W36 S30 E76 N30 $
UGR=[ORIG=0,-30] N17 W24 S17 E24 $
UOP=[ORIG=-18,0] N12 W22 S12 E22 $
FSP=[ORIG=-40,0] N12 W20 S12 E20 $
.

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	2005	2005	3	100	1,200	
2	0060	CARPORT F	0	100	24	24	576.00	UT	3.00	3.00	100	2005	2005	3	100	1,728	
3	0252	LEAN-TO W/	0	100	12	24	286.00	UT	3.00	3.00	100	2005	2005	3	100	858	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	12	24	286.00	UT	3.00	3.00	100	2005	2005	3	100	858	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 13,644

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	0.42	AC		1.00	1.00	1.00	9,000.00	9,000.00	3,780							
2	0200	C	MBL HM	100		A-1	0.00	0.00	7.07	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,630							

REVIEW DATE 02/23/2023 BY KS Total Acres: 7.49 Total Land Value: 67,410 Market: 0 Agricultural: 0 Common: 67,410 PRINTED 11/18/2025 BY SYS