COMM AT INTERS OF S R/W OF CR-24
SEC, RUN S 844.40 FT, E 206.50 F
423.52 FT. FOR POB, CONT S 423.5

TOWNSEND JENSON T
351 SW DEAN CT
LAKE CITY, FL 32024

2026

27-4S-16-03205-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

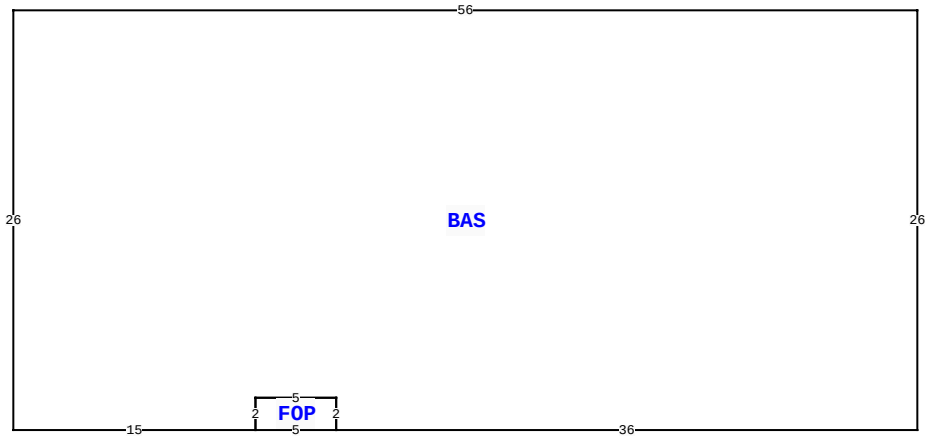
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100		1,446	105,663
FOP	10	35		4	293
TOTALS	1,456			1,450	105,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,450	119.5950	112.42	163,009	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2017 Heated Area: 1446 HX Base Yr 2017



351 SW DEAN CT, 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		105,956
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		18,750
TOTAL MARKET VALUE		131,806
SOH/AGL Deduction		59,332
ASSESSED VALUE		72,474
TOTAL EXEMPTION VALUE	HX HB	47,474
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28271	M H	607	12/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/1880	3/01/2016	WD	Q	I	01	78,000
GRANTOR: SARIAH LYNN ROSE						
GRANTEE: JENSON T TOWNSEND						
1305/1993	12/08/2015	WD	U	I	12	41,600
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: SARIAH LYNN ROSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E15 FOP= E5 N2 W5 S2$ N2 E5 S2 E36 N26$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	2.00	AC		1.00	1.00	0.75	12,500.00	9,375.00	18,750							

REVIEW DATE 07/22/2019 BY KR Total Acres: 2.00 Total Land Value: 18,750 Market: 0 Agricultural: 0 Common: 18,750 PRINTED 11/18/2025 BY SYS