

N 50.5 FT OF THE S 101 FT OF LOT
MORNINGSIDE HEIGHTS S/D.

TOWNSEND KENNETH R/TOWNSEND KATHIE H
401 SE NANCY AVE
BRANDFORD, FL 32008

2025

33-3S-17-06399-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	682	100		682	37,874
FOP	36	30		11	611
TOTALS	718			693	38,485

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
1	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	0			0.00	0.00	5,555.00	SF		1.00	1.00	1.00

REVIEW DATE 11/21/2016 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	693	90.1530	100.97	69,972	1945	1945	10	0	0	35.00	55.00
1 SINGLE FAM - 0% - 0												
Heated Area: 682 HX Base Yr												
22 31 22 19 12 6 FOP 6 6												
BAS												

128 SE ELOISE AVE, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

TOTAL OB/XF														
200														

Total Acres: 0.13 Total Land Value: 2,778 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						38,485						
TOTAL MARKET OB/XF VALUE						200						
TOTAL LAND VALUE - MARKET						2,778						
TOTAL MARKET VALUE						41,463						
SOH/AGL Deduction						1,885						
ASSESSED VALUE						39,578						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						39,578						
TOTAL JUST VALUE						41,463						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						39,057						
SALE:1:1: ABSOLUTELY NOT WORTH 11,000												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
0918/1822		1/22/2001		WD	Q	I	01	15,000				
GRANTOR: CNB NATIONAL BANK												
GRANTEE: KENNETH & KATHIE TO												
0915/1583		11/15/2000		CT	Q	I	01	100				
GRANTOR: CLERK OF COURT (FOREC												
GRANTEE: CNB NATIONAL BANK												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W31 S22 E12 FOP= S6 E6 N6 W6\$ E19 N22\$.												

Common: 2,778 PRINTED 06/23/2025 BY SYS