LOT 51 CATALINA S/D EX THAT
PART REPLATTED AS EASTSIDE
VILLAGE UNIT IV.

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

2026

34-3S-17-07018-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

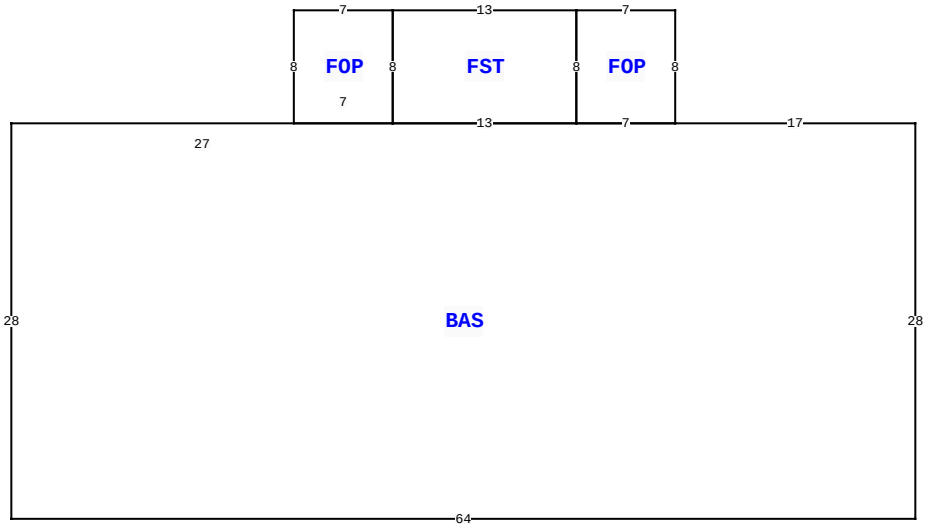
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	17	MSNRY STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	86,366
FOP	56	30		17	820
FOP	56	30		17	820
FST	104	55		57	2,747
TOTALS	2,008			1,883	90,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,883	113.4000	96.39	181,502	1983	1983	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1792 HX Base Yr



146 SE CLAUDIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	90,751
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	114,051
SOH/AGL Deduction	0
ASSESSED VALUE	114,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,051
TOTAL JUST VALUE	114,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30976	MAINT/ALTR	0	04/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0955/1013	6/07/2002	WD	U	I	08	40,000

GRANTOR: GREENE HORNE CORP

GRANTEE: KENNETH & KATHIE TO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N8 W7 S8 E7$ W7 FST= N8 W13 S8 E13$ W13 FOP= N8 W7S8 E7$ W27 S28 E64 N28$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0800	C	MULTI-FAM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.34 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/10/2025 BY SYS