E DIV: W 10 FT LOT 4 & LOTS 5& 6
OFF N SIDE OF LOTS 7 & 8 & N 15
LOT 9 BLOCK 6 GELBERGS REPLAT OF

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

2027

00-00-00-13425-000

BUILDING CHARACTERISTICS

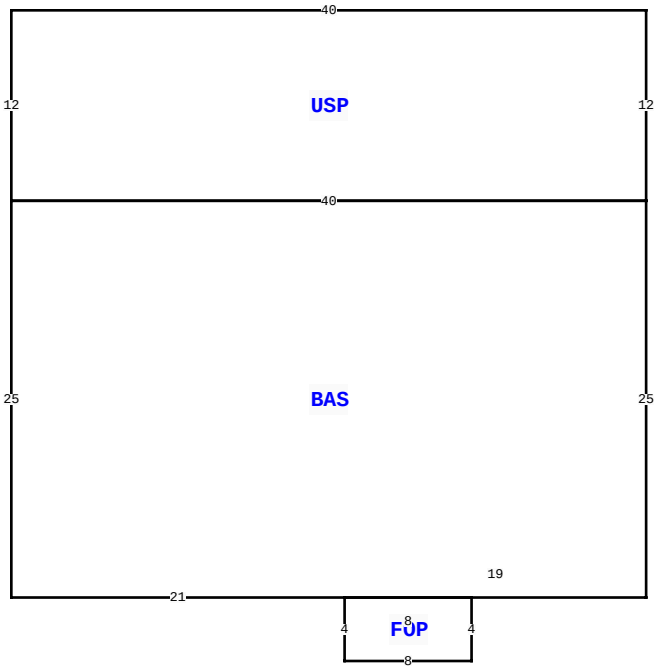
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	53,164
FOP	32	30		10	532
USP	480	35		168	8,932
TOTALS	1,512			1,178	62,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,178	74.3580	81.79	96,349	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr



530 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	69,366
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	16,500
TOTAL MARKET VALUE	85,916
SOH/AGL Deduction	0
ASSESSED VALUE	85,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,916
TOTAL JUST VALUE	85,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,057

LAND:1:1: NE 1/4 32-3S-17

SALE:1:1: $.60 STAMPS (TELFORD ESTATE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/2099	3/03/1999	WD	Q	I		22,000
GRANTOR: KEEN						
GRANTEE: TOWNSEND						
0754/1571	11/14/1991	PR	U	I	11	0
GRANTOR: TELFORD-KEEN						
GRANTEE: SHIRLEY KEEN						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N12 W40 S12 E40$ BAS= W40 S25 E21 FOP= S4 E8 N4 W8$ E19 N25$.

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	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	0100	C	SFR	0		*RSF-3	110.00	120.00	13,200.00	SF		1.00	1.00	1.00	1.25	1.25	16,500							

REVIEW DATE 10/17/2016 BY DF Total Acres: 0.30 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 11/17/2026 BY SYS

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OFF N SIDE OF LOTS 7 & 8 & N 15
LOT 9 BLOCK 6 GELBERGS REPLAT OF

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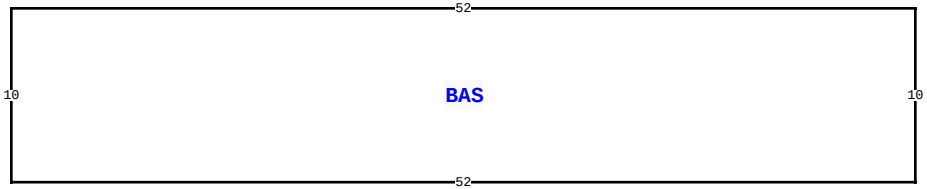
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100		520	6,739
TOTALS	520			520	6,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	520	54.0000	32.40	16,848	1962	1962	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 520 HX Base Yr



530 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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0754/1571	11/14/1991	PR	U	I	11	0
GRANTOR: TELFORD-KEEN						
GRANTEE: SHIRLEY KEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S10 E52 N10$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/17/2016 BY DF Total Acres: 0.30 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 11/17/2026 BY SYS