

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

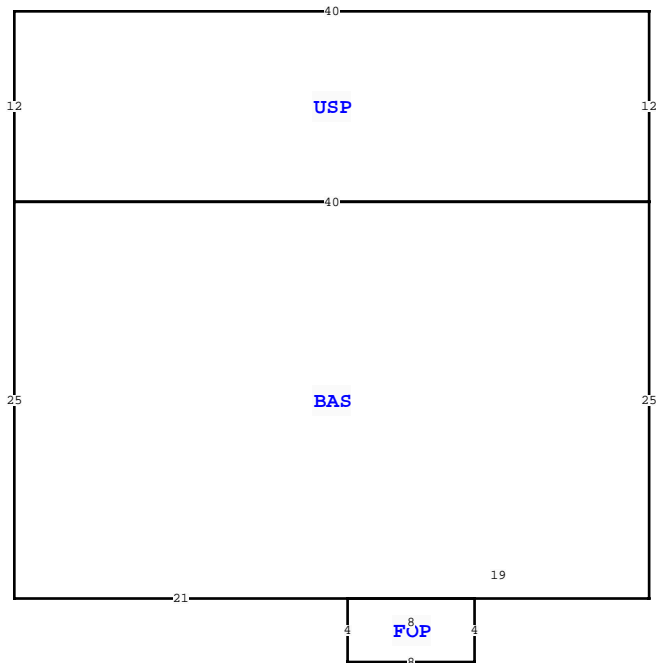
TOWNSEND KENNETH R/TOWNSEND KATHIE H
 401 SE NANCY AVE
 BRANDFORD, FL 32008

2026

00-00-00-13425-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floor	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
Architectural	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
BAS	1,000
FOP	32
USP	480
PCT OF BASE	100
YEAR	
TOT ADJ AREA	1,000
SUBAREA MARKET VALUE	54,132
TOTALS	1,512 1,178 63,768

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	83.28	98,104	1940	1940	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			70,507
TOTAL MARKET OB/XF VALUE			50
TOTAL LAND VALUE - MARKET			16,500
TOTAL MARKET VALUE			87,057
SOH/AGL Deduction			1,622
ASSESSED VALUE			85,435
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			85,435
TOTAL JUST VALUE			87,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,097
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 / V / I / RSN CD SALE PRICE
0875/2099	3/03/1999	WD Q	I 11 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																
L N	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RSF-	110.00	120.00	13,200.00	SF		1.00	1.00	1.00	1.25	1.25	16,500							

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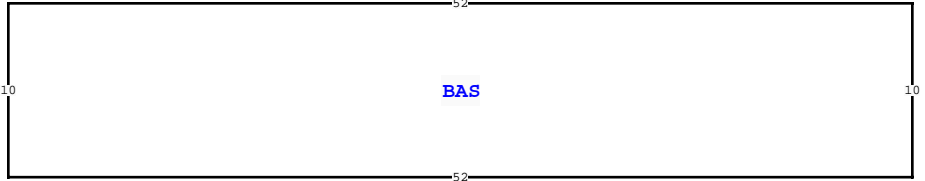
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 401 SE NANCY AVE
 BRANDFORD, FL 32008

2026

00-00-00-13425-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	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
BAS	520	100	
TOTALS	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	60.00	40.00
2 MOBILE HME		0% - 0	Heated Area: 520				HX Base Yr				



COLUMBIA COUNTY PROPERTY				PAGE 2 of 2	1
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ASSESSED VALUE		85,435			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		85,435			
TOTAL JUST VALUE		87,057			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		83,097			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
0875/2099	3/03/1999	WD Q	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					
BAS= W52 S10 E52 N10\$.					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0	
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

FRZ	YR	CONSRV