

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

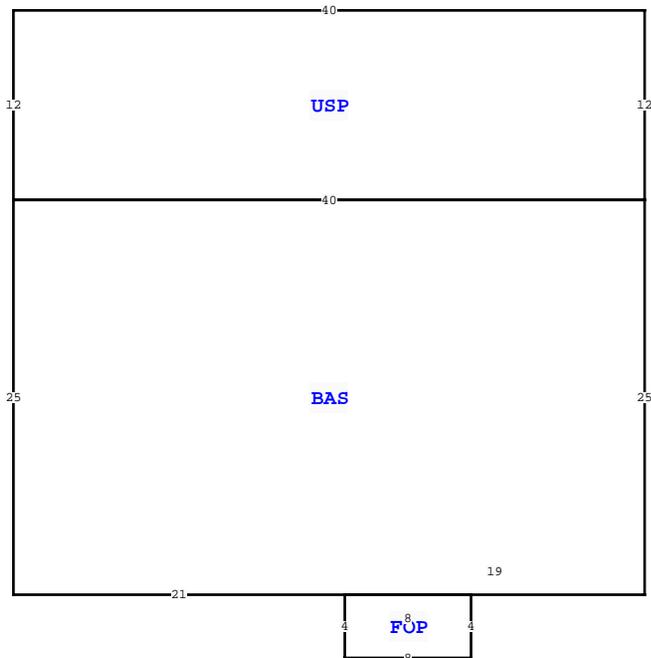
TOWNSEND KENNETH R/TOWNSEND KATHIE H
 401 SE NANCY AVE
 BRANDFORD, FL 32008

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 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	54,132
FOP	32	30		10	541
USP	480	35		168	9,094
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				PAGE 1 of 2	1	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 1	Tax Dist:					
BUILDING MARKET VALUE	70,507					
TOTAL MARKET OB/XF VALUE	50					
TOTAL LAND VALUE - MARKET	12,540					
TOTAL MARKET VALUE	83,097					
SOH/AGL Deduction	0					
ASSESSED VALUE	83,097					
TOTAL EXEMPTION VALUE	0					
BASE TAXABLE VALUE	83,097					
TOTAL JUST VALUE	83,097					
NCON VALUE	0					
INCOME VALUE	0					
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 / 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																
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	

TOTAL OB/XF														50
530 SE MONROE ST, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/27/2022 MLU														

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0.95	0.95	12,540							

REVIEW DATE																							
10/17/2016 BY DF Total Acres: 0.30 Total Land Value: 12,540 Market: 0 Agricultural: 0 Common: 12,540 PRINTED 03/25/2026 BY SYS																							

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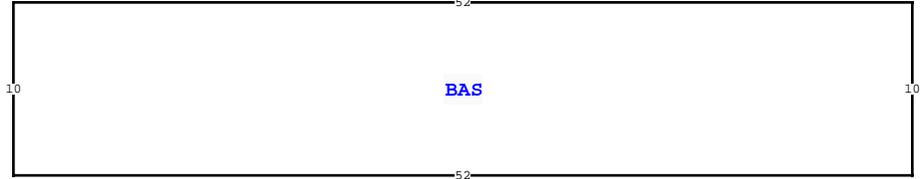
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 401 SE NANCY AVE
 BRANDFORD, FL 32008

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 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
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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TOTAL MARKET VALUE		83,097			
SOH/AGL Deduction		0			
ASSESSED VALUE		83,097			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		83,097			
TOTAL JUST VALUE		83,097			
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
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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