

E DIV: 90 FT OFF S SIDE LOTS 7 &  
 GELBERGS REPLAT OF BLOCKS 6, 7,  
 OAK PARK S/D.

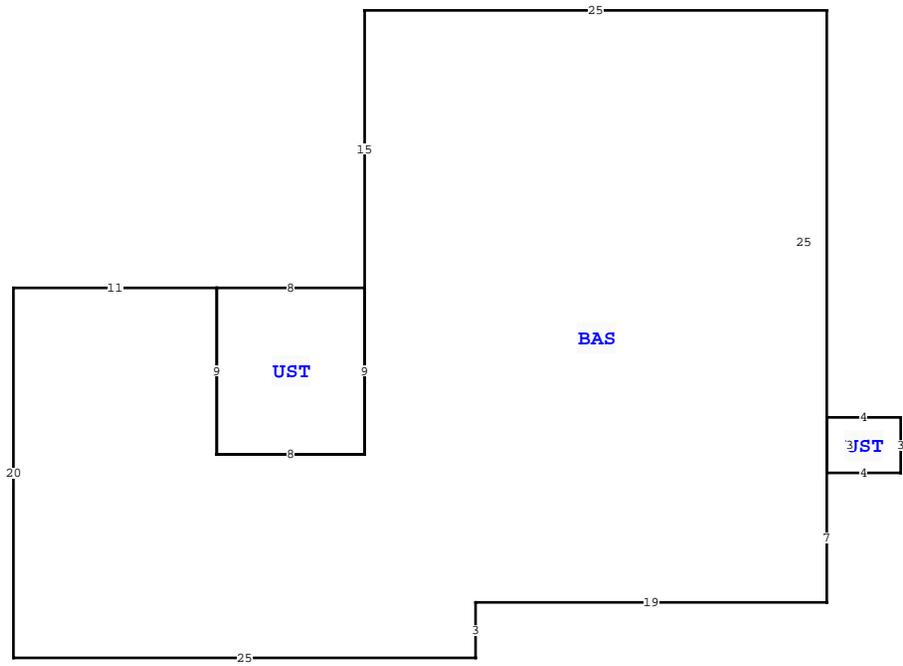
TOWNSEND KENNETH R  
 401 SE NANCY AVE  
 BRANDFORD, FL 32008

2026

00-00-00-13426-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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 06
NEIGHBORHOOD/LOC	860317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,126	100
UST	12	45
UST	72	45
TOTALS	1,210	1,163
EXTRA FEATURES		76,185

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,163	89.9813	100.78	117,207	1945	1945	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1126 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			76,185
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			8,550
TOTAL MARKET VALUE			84,735
SOH/AGL Deduction			0
ASSESSED VALUE			84,735
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			84,735
TOTAL JUST VALUE			84,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,735

SALE:4:1: CERTIFICATE OF TITLE  
 SALE:3:1: S 90 FT LOTS 7 & 8 BLOCK 6 OAK PARK S/D  
 SALE:2:1: FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/1145	7/14/1997	WD	U	I	11	10,000
GRANTOR: UNITED COMPANIES LEND						
GRANTEE: KENNETH TOWNSEND						
0839/1465	5/16/1997	CT	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED COMPANIES LE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS= W25 S15 UST= W8 S9 E8 N9\$ S9 W8 N9 W11 S20 E25 N3 E19 N7  
 UST= E4 N3 W4 S3\$ N25\$.

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

LAND DESCRIPTION														TOTAL OB/XF										
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-	300.00	90.00	9,000.00	SF		1.00	1.00	1.00	0.95	0.95	8,550							