

E DIV: 90 FT OFF S SIDE LOTS 9 & GELBERG'S REPLAT OF BLOCKS 6, 7, PARK S/D.

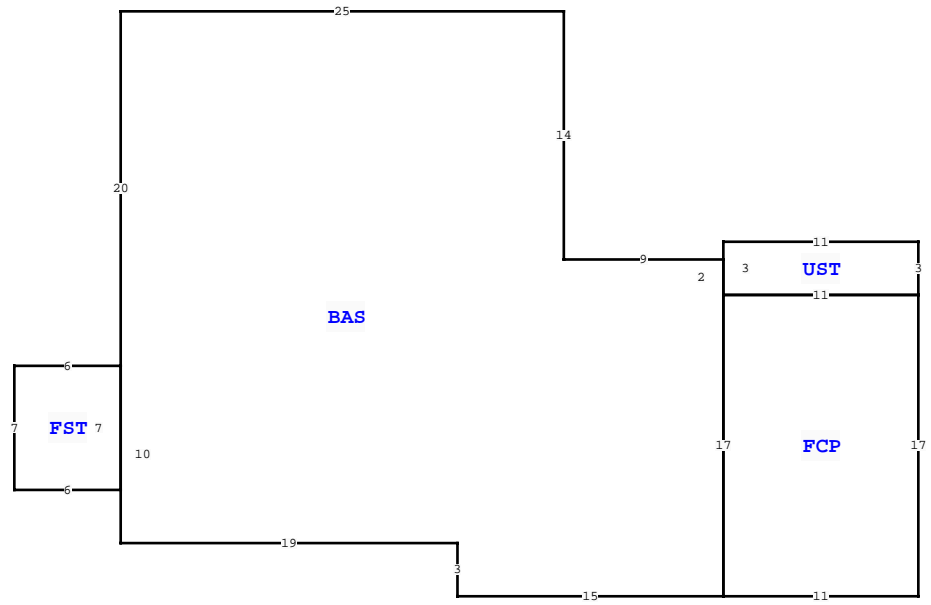
TOWNSEND KENNETH R/TOWNSEND KATHIE H
401 SE NANCY AVE
BRANDFORD, FL 32008

2026

00-00-00-13427-000

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	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100		939	58,624
FCP	187	25		47	2,934
FST	42	55		23	1,436
UST	33	45		15	937
TOTALS	1,201			1,024	63,931

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,024	85.7563	96.05	98,355	1960	1960	0	0	35.00	65.00	
1 SINGLE FAM			0% - 0	Heated Area: 939				HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			63,931
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			13,500
TOTAL MARKET VALUE			77,631
SOH/AGL Deduction			2,087
ASSESSED VALUE			75,544
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			75,544
TOTAL JUST VALUE			77,631
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			72,681
SALE:1:1: \$.70 STAMPS			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0955/1086	6/07/2002	WD	Q	I		25,000
GRANTOR: LOTTIE M LUNDY						
GRANTEE: KENNETH & KATHIE TO						
0796/1165	10/06/1994	WD	Q	I	02	0
GRANTOR: LOTTIE M BISHOP						
GRANTEE: LOTTIE M LUNDY						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
TOTALS										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 S20 FST= W6 S7 E6 N7\$ S10 E19 S3 E15 FCP= E11 N17 W11 S17\$ N17 UST= E11 N3 W11 S3\$ N2 W9 N14\$.									

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	1.50	1.50	13,500							