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
BRANFORD, FL 32008

2027

00-00-00-13427-000

BUILDING CHARACTERISTICS

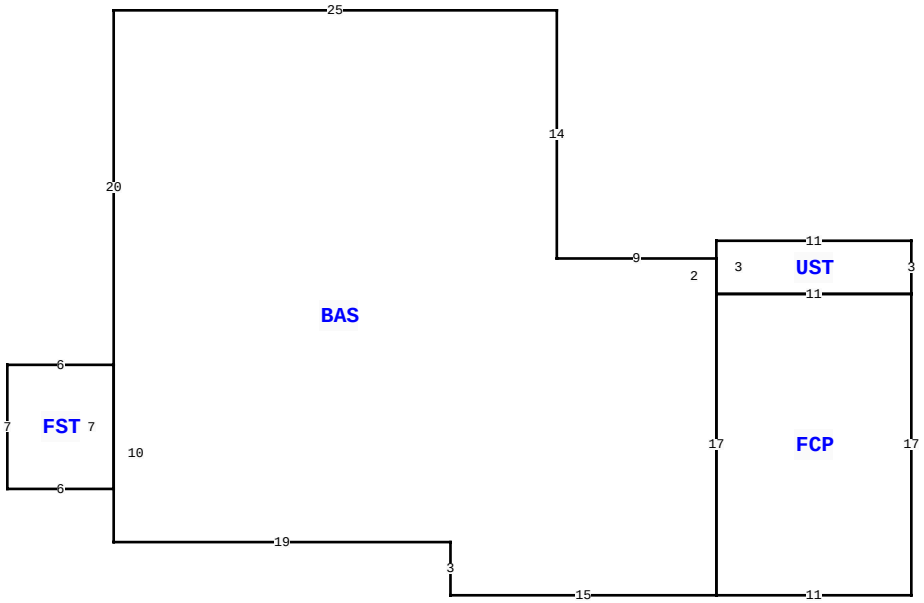
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100		939	57,574
FCP	187	25		47	2,882
FST	42	55		23	1,411
UST	33	45		15	920
TOTALS	1,201			1,024	62,786

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	94.33	96,594	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 939 HX Base Yr



553 SE DADE ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	62,786
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	76,486
SOH/AGL Deduction	0
ASSESSED VALUE	76,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,486
TOTAL JUST VALUE	76,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,631

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						

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 200

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-1	100.00	90.00	9,000.00	SF		1.00	1.00	1.00	1.50	1.50	13,500							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.21 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS