S DIV: SOUTH 75 FT OF LOT 10 & S
LOT 11, EX WEST 55 FT OF LOT 11

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

2027

00-00-00-13679-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

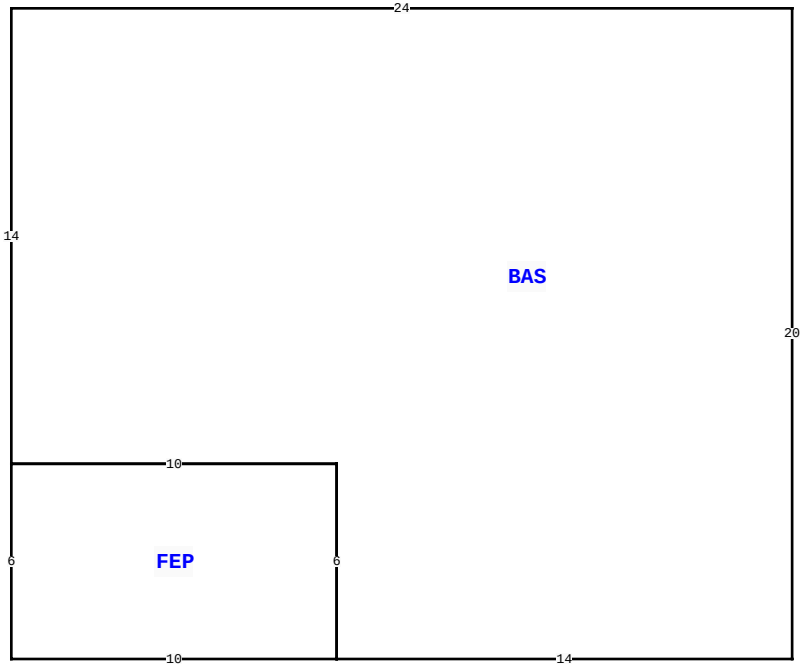
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	28,362
FEP	60	80		48	3,242
TOTALS	480			468	31,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	468	94.4460	103.89	48,621	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 420 HX Base Yr



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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	31,604
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	17,386
TOTAL MARKET VALUE	49,090
SOH/AGL Deduction	0
ASSESSED VALUE	49,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,090
TOTAL JUST VALUE	49,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/2088	3/03/1999	WD	Q	I	01	18,500
GRANTOR: RUFFO						
GRANTEE: TOWNSEND						
0830/2316	11/15/1996	WD	Q	I		15,000
GRANTOR: RUFFO						
GRANTEE: TOWNSEND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S14 FEP= S6 E10 N6 W10$ E10 S6 E14 N20$.

LAND DESCRIPTION

TOTAL OB/XF 100

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		00	0.00	0.00	6,322.00	SF		1.00	1.00	1.00	2.75	2.75	17,386							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.15 Total Land Value: 17,386 Market: 0 Agricultural: 0 Common: 17,386 PRINTED 11/17/2026 BY SYS