S DIV: LOTS 1, 2 & 3 BLOCK A KRI

ORB 721-335, 722-477

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

2026

00-00-00-14179-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

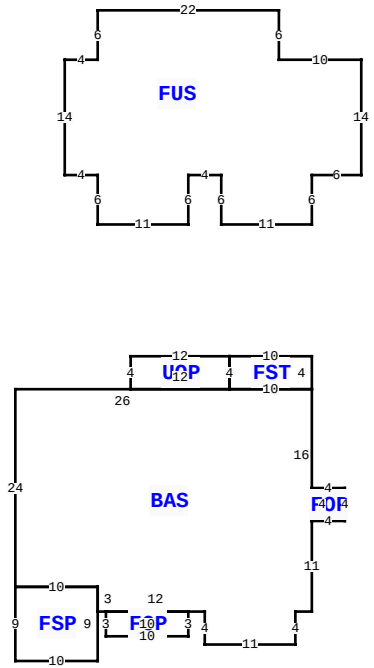
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame		N/A 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0101	SFRES/SFRES
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	986	100		986	72,736
FOP	16	30		5	369
FOP	30	30		9	664
FSP	90	40		36	2,656
FST	40	55		22	1,623
FUS	768	100		768	56,654
UOP	48	20		10	738
TOTALS	1,978			1,836	135,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	99.5505	113.49	208,368	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1754 HX Base Yr



698 SE CHURCH AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	242,395
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,523
TOTAL MARKET VALUE	259,918
SOH/AGL Deduction	0
ASSESSED VALUE	259,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,918
TOTAL JUST VALUE	259,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,667

SALE:1:1: LOTS 1, 2 & 3, BLOCK A, KRIPPNERS S/D

LAND:1:1: SE1/4 32-3S-17

PERMIT NUM	DESCRIPTION	AMT	ISSUED
033	REMODEL	10,000	08/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0722/0477	6/14/1990	WD	Q	I		20,000

GRANTOR: CLEMENTS

GRANTEE: TOWNSEND KENNETH

BUILDING NOTES

BUILDING DIMENSIONS

FST= N4 W10 S4 E10$ BAS= W10 UOP= N4 W12 S4 E12$ W26 S24 FSP= S9 E10 N9 W10$ E10 S3 E1 FOP= S3 E10 N3W10$ E12 S4 E11 N4 E2N11 FOP= E4 N4 W4 S4$ N16$ PTR= N20 FUS= N6 E6 N14 W10N6 W22S6 W4 S14 E4 S6 E11 N6 E4 S6 E11$ S20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		00	155.00	133.00	20,615.00	SF		1.00	1.00	0.85	1.00	0.85	17,523							

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.47 Total Land Value: 17,523 Market: 0 Agricultural: 0 Common: 17,523 PRINTED 05/08/2026 BY SYS

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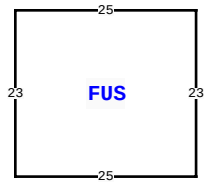
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

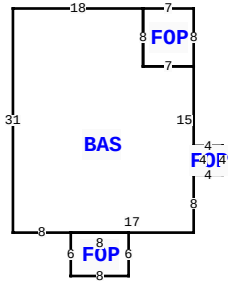
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	719	100		719	57,821
FOP	16	30		5	402
FOP	48	30		14	1,126
FOP	56	30		17	1,367
FUS	575	100		575	46,240
TOTALS	1,414			1,330	106,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,330	108.5280	123.72	164,548	1945	1945	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1294 HX Base Yr





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0722/0477	6/14/1990	WD	Q	I		20,000

GRANTOR: CLEMENTS

GRANTEE: TOWNSEND KENNETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S31 E8 FOP= S6 E8 N6 W8$ E17 N8 FOP= E4 N4 W4 S4$ N15 FOP= N8 W7 S8 E7 $ W7 N8$ PTR= N30 FUS= N23 W25 S23 E25$ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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