S DIV: LOTS 1, 2 & 3 BLOCK A KRI
ORB 721-335, 722-477

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

2027

00-00-00-14179-000

BUILDING CHARACTERISTICS

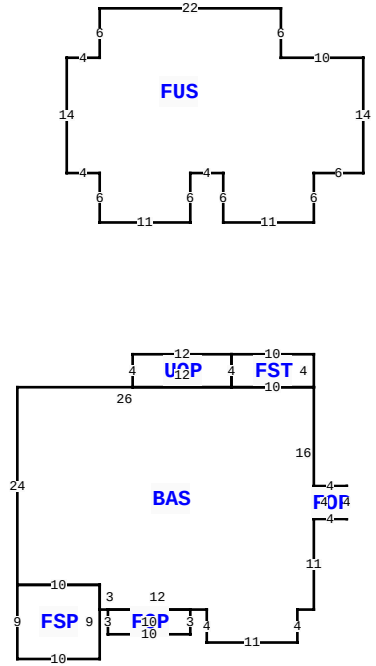
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	70,185
FOP	16	30		5	356
FOP	30	30		9	641
FSP	90	40		36	2,562
FST	40	55		22	1,566
FUS	768	100		768	54,668
UOP	48	20		10	712
TOTALS	1,978			1,836	130,689

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	109.51	201,060	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	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	233,893
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,046
TOTAL MARKET VALUE	268,939
SOH/AGL Deduction	0
ASSESSED VALUE	268,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,939
TOTAL JUST VALUE	268,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,190

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$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0800	C	MULTI-FAM	0		00	155.00	133.00	20,615.00	SF		1.00	1.00	0.85	2.00	1.70	35,046							

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.47 Total Land Value: 35,046 Market: 0 Agricultural: 0 Common: 35,046 PRINTED 11/16/2026 BY SYS

S DIV: LOTS 1, 2 & 3 BLOCK A KRI
ORB 721-335, 722-477

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BUILDING CHARACTERISTICS

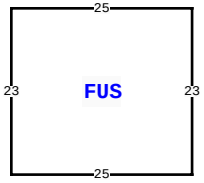
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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/

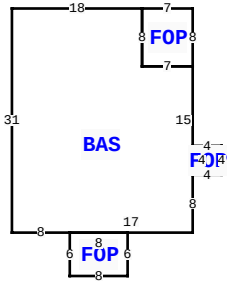
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	719	100		719	55,792
FOP	16	30		5	388
FOP	48	30		14	1,086
FOP	56	30		17	1,319
FUS	575	100		575	44,619
TOTALS	1,414			1,330	103,204

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	119.38	158,775	1945	1945	0	0	0	35.00	65.00

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





698 SE CHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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TOTAL EXEMPTION VALUE	0
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.47 Total Land Value: 35,046 Market: 0 Agricultural: 0 Common: 35,046 PRINTED 11/16/2026 BY SYS