LOT 16 HUNTERS OAK S/D.
ORB 754-2190, 955-1089,

TOWNSEND JAMES W/MARTINEZ SUSANA B SANCHEZ
265 SW OAKWOOD CT
LAKE CITY, FL 32024

2027

03-5S-16-03450-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,480
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	24,480
SOH/AGL Deduction	2,545
ASSESSED VALUE	21,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,935
TOTAL JUST VALUE	24,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,480

LAND:1:1: 1.48 AC. OWNS 3 LOTS

SALE:1:1: SALE INCLUDES 3 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/0068	11/27/2019	QC	U	V	11	100
GRANTOR: JAMES TOWNSAND						
GRANTEE: JAMES TOWNSAND & SU						
0955/1089	5/30/2002	WD	Q	I		139,900
GRANTOR: JOHNNY & PATRICIA KEE						
GRANTEE: JAMES & TONYA K TOW						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,080	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,480

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 1.48 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS