ALL OF THE FOLLOWING LYING IN SE
OF SEC 8, W 1385.20 FT, N 3 DEG
POB, CONT N 3 DEG W 1172.16 FT,

TOWNSEND THEAN WADE
533 SW COZY GLN
LAKE CITY, FL 32024

2027

05-3S-16-01997-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5316.00	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	05/04/2026 MLU
INC DATE		AG DATE	07/13/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	217,920
TOTAL MARKET VALUE	10,170
SOH/AGL Deduction	0
ASSESSED VALUE	10,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,170
TOTAL JUST VALUE	217,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1339	4/14/2026	QC	U	I	11	100
GRANTOR: TOWNSEND WILLIAM ADAM						
GRANTEE: TOWNSEND THEAN WADE						
1526/318	10/24/2024	WD	U	I	11	100
GRANTOR: TOWNSEND RONALD C						
GRANTEE: TOWNSEND WILLIAM AD						

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

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	36.32	AC		1.00	1.00	1.00	280.00	280.00	10,170							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.32	AC		1.00	1.00	1.00	6,000.00	6,000.00	217,920							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 36.32 Total Land Value: 10,170 Market: 217,920 Agricultural: 10,170 Common: 0 PRINTED 11/17/2026 BY SYS