COMM NE COR OF SE1/4 OF NE1/4, W
POB, S 228.05 FT, TO N R/W SHADY
ALONG R/W 101.52 FT, N 227.98 FT

TOWNSEND MICHAEL B/TOWNSEND CAROL ANN
13793 76TH ST
LIVE OAK, FL 32060

2027

05-4S-16-02773-041

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		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

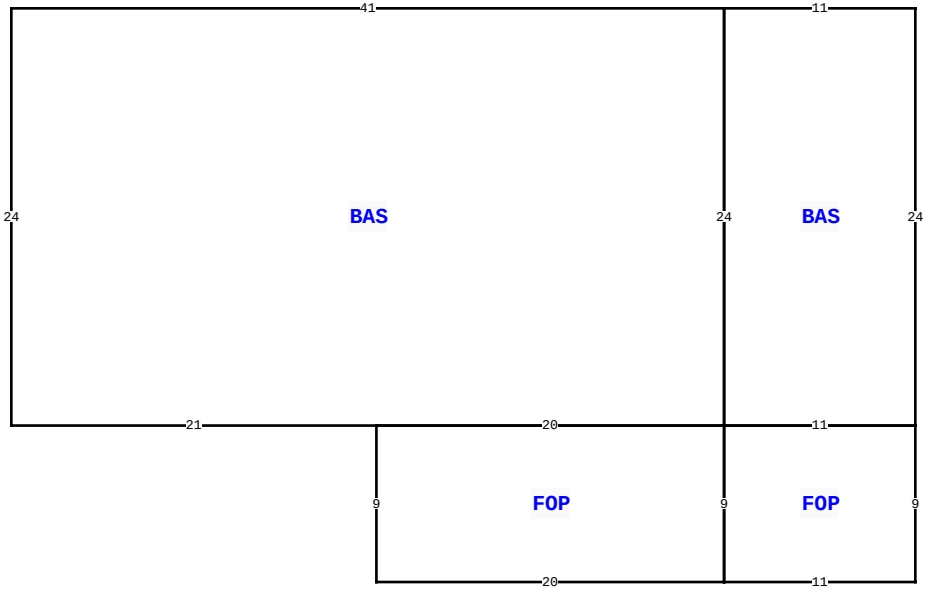
NEIGHBORHOOD/LOC 5416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	19,782
BAS	984	100		984	73,733
FOP	99	30		30	2,248
FOP	180	30		54	4,046
TOTALS	1,527			1,332	99,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	104.8000	115.28	153,553	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1248 HX Base Yr



487 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	99,809
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	14,162
TOTAL MARKET VALUE	114,571
SOH/AGL Deduction	0
ASSESSED VALUE	114,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,571
TOTAL JUST VALUE	114,571
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,390

SALE:1:1: .55 STAMPS /TERRY MCDAVID/

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27766	ADDN SFR	122	04/22/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0900/0862	4/07/2000	WD	Q	I		49,900
GRANTOR: R COBB						
GRANTEE: MICHAEL & CAROL ANN						
0894/1162	12/20/1999	WD	Q	I	03	22,000
GRANTOR: CASS						
GRANTEE: R COBB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S24 E21 FOP= S9 E20 N9 W20$ E20 FOP= S9 E11 N9 W11$
BAS= E11 N24W11 S24 $ N24$.

LAND DESCRIPTION

TOTAL OB/XF 600

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		RSF/MH	101.00	283.00	0.53	AC		1.00	1.00	1.67	16,000.00	26,720.00	14,162							

REVIEW DATE 09/27/2023 BY JB Total Acres: 0.53 Total Land Value: 14,162 Market: 0 Agricultural: 0 Common: 14,162 PRINTED 11/17/2026 BY SYS