

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

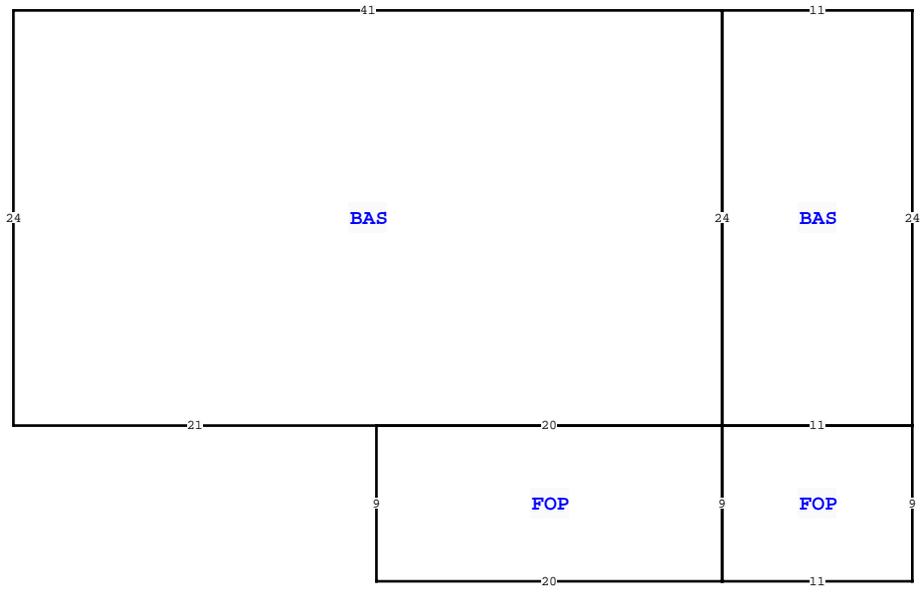
TOWNSEND MICHAEL B/TOWNSEND CAROL ANN  
 13793 76TH ST  
 LIVE OAK, FL 32060

**2026**

05-4S-16-02773-041  


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 Floor	14	CARPET 90
Interior Floor	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 Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0								
Heated Area: 1248 HX Base Yr											



DOR CODE		SINGLE FAMILY			
MAP NUM	MKT AREA				
0100		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	20,501
BAS	984	100		984	76,413
FOP	99	30		30	2,330
FOP	180	30		54	4,193
TOTALS	1,527			1,332	103,437

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				103,437	
TOTAL MARKET OB/XF VALUE				600	
TOTAL LAND VALUE - MARKET				14,162	
TOTAL MARKET VALUE				118,199	
SOH/AGL Deduction				0	
ASSESSED VALUE				118,199	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				118,199	
TOTAL JUST VALUE				118,199	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				115,504	
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						

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
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/15/2026 MLU	

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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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/MR	01.00	283.00	0.53	AC		1.00	1.00	1.67	16,000.00	26,720.00	14,162							