NW1/4 OF NE1/4, EX 22 AC DESC OR
THAT PART LYING WEST OF EXISTING
SURVEY ON SCHEDULE "A" IN ORB 10

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

2027

08-3S-16-02033-000

BUILDING CHARACTERISTICS

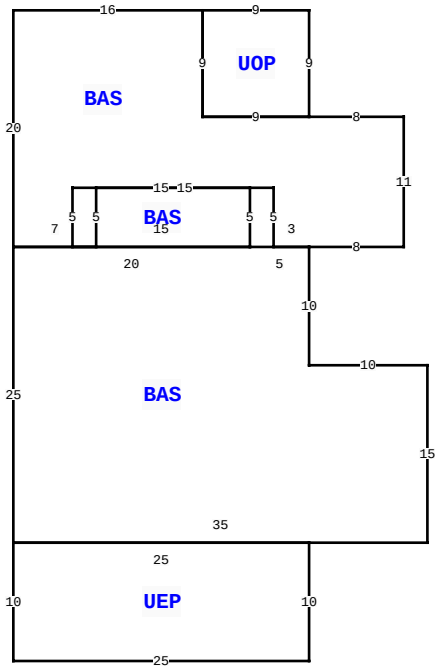
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	75	100		75	2,445
BAS	432	100		432	14,085
BAS	775	100		775	25,268
UEP	250	60		150	4,891
UOP	81	20		16	522
TOTALS	1,613			1,448	47,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	45.6000	50.16	72,632	1932	1932	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1282 HX Base Yr



591 NW HUNTSVILLE CHURCH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,211
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	71,915
TOTAL MARKET VALUE	60,851
SOH/AGL Deduction	0
ASSESSED VALUE	60,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,851
TOTAL JUST VALUE	121,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,282

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

BAS= W5 BAS= N5 W15 S5 E15$W20S25 UEP= S10 E25 N10 W25$ E35 N15 W10 N10 BAS= E8 N11 W8 UOP= N9 W9 S9 E9$ W9 N9 W16 S20 E7 N5 E15 S5 E3$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.57	AC		1.00	1.00	1.00	280.00	280.00	1,840							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.57	AC		1.00	1.00	1.00	9,500.00	9,500.00	62,415							

REVIEW DATE 01/26/2023 BY KS Total Acres: 7.57 Total Land Value: 11,340 Market: 62,415 Agricultural: 1,840 Common: 9,500 PRINTED 11/17/2026 BY SYS