

COMM NW COR OF NE1/4, RUN S  
22.91 FT TO S R/W ICHETUCKNEE  
RD, RUN E ALONG R/W 1347.02

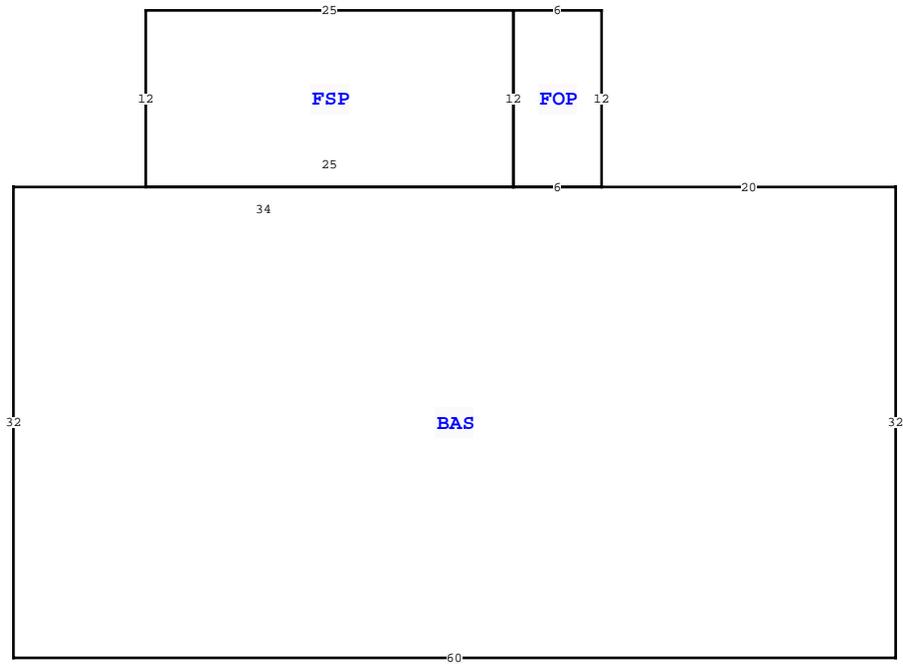
TOWNSEND MARVIN  
1145 SW SASSAFRAS ST  
FORT WHITE, FL 32038

**2026**

12-6S-16-03816-314

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,920	100	
FOP	72	35	
FSP	300	40	
TOTALS	2,292		2,065

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2015									
Heated Area: 1920 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			48,247
TOTAL MARKET OB/XF VALUE			24,348
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			86,335
SOH/AGL Deduction			30,203
ASSESSED VALUE			56,132
TOTAL EXEMPTION VALUE	HX HB SX		53,632
BASE TAXABLE VALUE			2,500
TOTAL JUST VALUE			182,815
NCON VALUE			2,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24513	REMODEL	35	05/15/2006
15275	M H	125	03/24/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/1307	11/08/2019	QC	U	I	11	100
GRANTOR: LANA TOWNSEND						
GRANTEE: MARVIN TOWNSEND						
1280/2321	9/02/2014	WD	U	I	12	45,000
GRANTOR: FAIRWINDS CREDIT UNIO						
GRANTEE: MARVIN & LANA TOWNS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1999
2	0296	SHED METAL	0	100	8	8	64.00	UT	7.50	100	1999
3	0327	STABLES-SM	0	100	36	36	1,296.00	UT	8.00	100	2010
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
5	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	100	2010
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2014
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	100	2026
8	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	100	2026

TOTAL OB/XF											
24,348											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.02	AC	1.00
2	6200	A	PASTURE 3	100		A-1	0.00	0.00	9.00	AC	1.00
3	9910	M	MKT. VAL. AG	100					9.00	AC	1.00

BUILDING NOTES											
BAS= W20 FOP= N12 W6 S12 E6\$ W6 FSP= N12 W25 S12 E25 \$ W34 S32 E60 N32\$.											

BUILDING DIMENSIONS											
BAS= W20 FOP= N12 W6 S12 E6\$ W6 FSP= N12 W25 S12 E25 \$ W34 S32 E60 N32\$.											

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.02	AC	1.00	1.00	1.00	11,000.00	11,000.00	11,220								
2	6200	A	PASTURE 3	100		A-1	0.00	0.00	9.00	AC	1.00	1.00	1.00	280.00	280.00	2,520								
3	9910	M	MKT. VAL. AG	100					9.00	AC	1.00	1.00	1.00	11,000.00	11,000.00	99,000								