

(AKA LOT 20 PRICE CREEK UNR): CO  
OF SW COR OF SW1/4 OF NE1/4 ON N  
SE ALONG R/W 345.78 FT FOR POB,

TOWNSEND LEON DELL II  
P O BOX 405  
LAKE CITY, FL 32056-0405

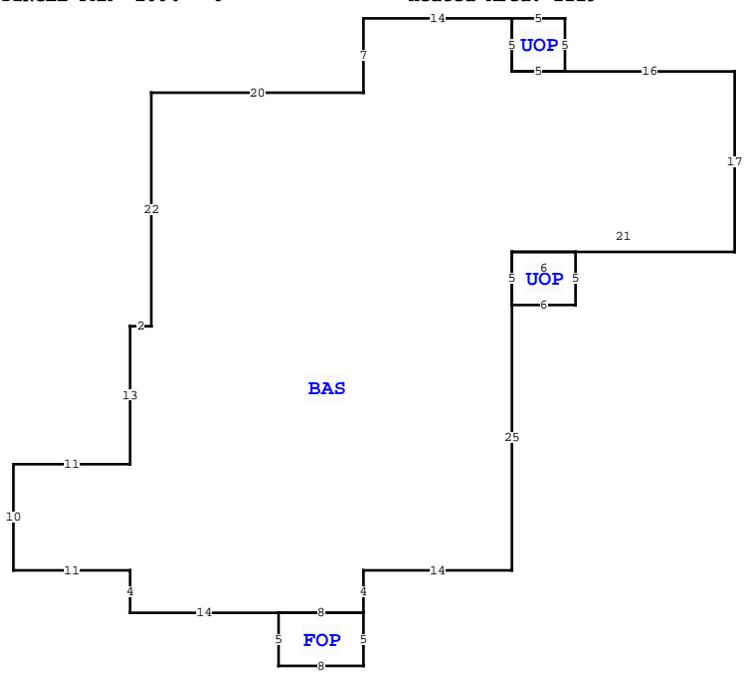
2026

14-4S-17-08346-034



| BUILDING CHARACTERISTICS |                  |                |
|--------------------------|------------------|----------------|
| ELEMENT                  | CD               | CONSTRUCTION   |
| Exterior Wall            | 19               | COMMON BRK 100 |
| Roof Structur            | 03               | GABLE/HIP 100  |
| Roof Cover               | 03               | COMP SHNGL 100 |
| Interior Wall            | 05               | DRYWALL 100    |
| Interior Floo            | 12               | HARDWOOD 90    |
| Interior Floo            | 14               | CARPET 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 02    |
| NEIGHBORHOOD/LOC         | 14417.010        | 1.00/          |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    |
| BAS                      | 2,229            | 100            |
| FOP                      | 40               | 30             |
| UOP                      | 25               | 20             |
| UOP                      | 30               | 20             |
| TOTALS                   | 2,324            |                |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |       |        |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 0100   | 01  | 2,252     | 108.5040    | 123.69         | 278,550        | 1935 | 1935 | 0    | 0    | 35.00 | 65.00  |  |
| 1 SINGLE FAM 100% - 0 Heated Area: 2229 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |



| COLUMBIA COUNTY PROPERTY  |           |             |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY         |           | PAGE 1 of 1 |
| VALUATION BY              |           | STANDARD    |
| Tax Group: 3              | Tax Dist: |             |
| BUILDING MARKET VALUE     |           | 181,058     |
| TOTAL MARKET OB/XF VALUE  |           | 2,700       |
| TOTAL LAND VALUE - MARKET |           | 34,695      |
| TOTAL MARKET VALUE        |           | 218,453     |
| SOH/AGL Deduction         |           | 134,700     |
| ASSESSED VALUE            |           | 83,753      |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |
| BASE TAXABLE VALUE        |           | 32,342      |
| TOTAL JUST VALUE          |           | 218,453     |
| NCON VALUE                |           | 0           |
| INCOME VALUE              |           |             |
| PREVIOUS YEAR MKT VALUE   |           | 215,276     |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1203/0839                      | 9/23/2010 | WD U      | I     | I     | 11     | 100        |
| GRANTOR: JULIA HARDING TOWNSEN |           |           |       |       |        |            |
| GRANTEE: JULIA TWNSEND HARDI   |           |           |       |       |        |            |
| 1201/2482                      | 9/23/2010 | WD U      | I     | I     | 11     | 100        |
| GRANTOR: JULIA HARDING TOWNSEN |           |           |       |       |        |            |
| GRANTEE: JULIA TWNSEND HARDI   |           |           |       |       |        |            |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 05/06/2026 | MLU     |

| BUILDING NOTES   |  |
|--|--|
| BUILDING DIMENSIONS  |  |
| BAS= W16 UOP= N5 W5 S5 E5\$ W5 N5 W14 S7 W20 S22 W2 S13 W11 S10 E11 S4 E14 FOP= S5 E8 N5 W8\$ E8 N4 E14 N25 UOP= E6 N5 W6 S5\$ N5 E21 N17\$. |  |

| 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              | 0190       | FPLC PF     | 0       | 100 | 0 | 0     | 1.00 | UT    | 1,200.00       | 100       | 0       | 0           | 3     | 100    | 1,200           |       |
| 2              | 0060       | CARPORT F   | 0       | 100 | 0 | 0     | 1.00 | UT    | 0.00           | 100       | 2005    | 2005        | 3     | 100    | 1,000           |       |
| 3              | 0296       | SHED METAL  | 0       | 100 | 0 | 0     | 1.00 | UT    | 0.00           | 100       | 2005    | 2005        | 3     | 100    | 500             |       |
| TOTAL OB/XF    |            |             |         |     |   |       |      |       |                |           |         |             | 2,700 |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                  | 100 |     | A-1      | 0.00  | 0.00  | 2.57        | AC        |     | 1.00     | 1.00   | 0.90    | 15,000.00  | 13,500.00      | 34,695     |                             |      |         |      |     |    |        |