LOT 11 SUNSET ACRES S/D.
554-157, CASE #98-132-DR, 894-25

TOWNSEND SHERRI D/TOWNSEND SAMUEL ALLEN JR
171 SW CROSSBOW PL
LAKE CITY, FL 32024

2027

15-4S-16-02986-011

BUILDING CHARACTERISTICS

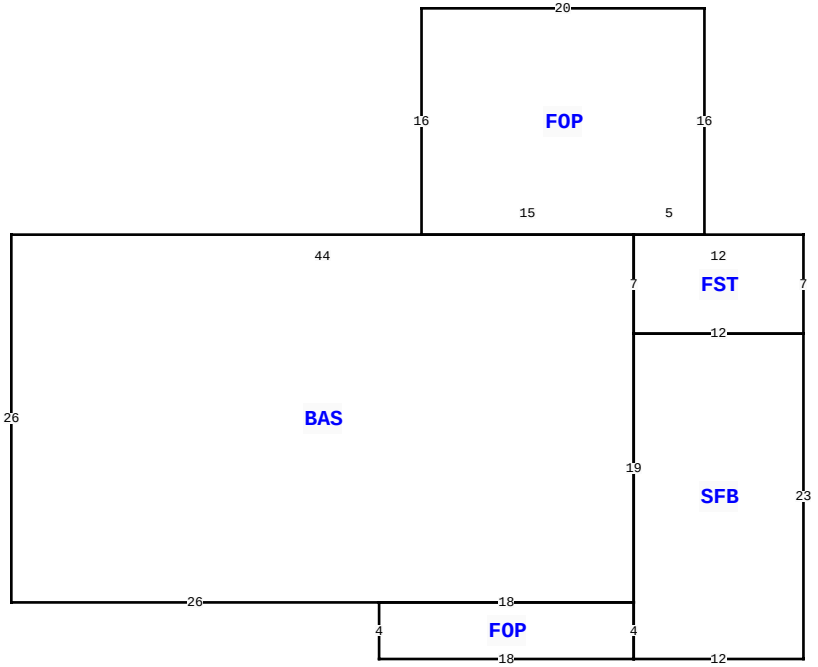
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC	15416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	90,050
FOP	72	30		22	1,732
FOP	320	30		96	7,557
FST	84	55		46	3,621
SFB	276	80		221	17,396
TOTALS	1,896			1,529	120,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,529	110.0880	121.10	185,162	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1420 HX Base Yr



171 SW CROSSBOW PL, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	14.00	14.00	60	2008	2008	3	60	2,419	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,355
TOTAL MARKET OB/XF VALUE		2,769
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		158,124
SOH/AGL Deduction		71,292
ASSESSED VALUE		86,832
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,421
TOTAL JUST VALUE		158,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,311

LAND:1:1: 0.71 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27384	STORAGE	80	09/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/882	3/30/2023	QC	U	I	11	100
GRANTOR: PHILMAN SHERRI D AKA						
GRANTEE: TOWNSAND SHERRI D						
0554/0157	12/01/1984	WD	Q	I		34,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E26 FOP= S4 E18 N4 W18$ E18 SFB= S4 E12 N23 W12 S19$ N19 FST= E12 N7 W12 S7$ N7$ FOP= E5 N16 W20 S16 E15$.

LAND DESCRIPTION

TOTAL OB/XF 2,769

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	100		RSF-1	103.00	299.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/02/2024 BY KS Total Acres: 0.71 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS