

COMM AT NE COR OF SE1/4 OF NW 1/  
 FT TO NE COR OF SE1/4 OF NW1/4 F  
 331.02 FT TO NW COR OF E1/2 OF W

TOWNSEND DYLAN/TOWNSEND JEANNA  
 432 SW DON COOK WAY  
 FT WHITE, FL 32038

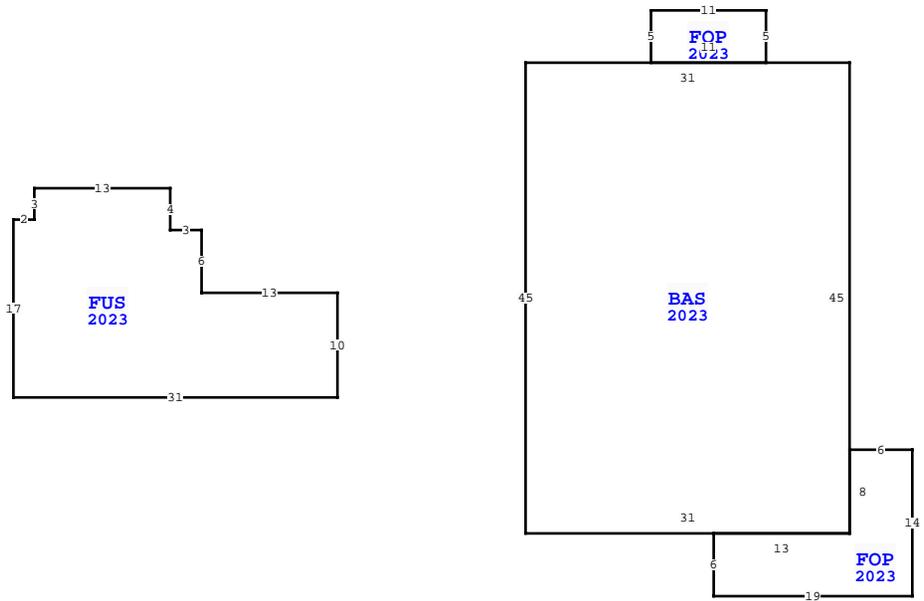
2026

23-7S-16-04298-008



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	23716.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100	2023	1,395	186,491
FOP	55	30	2023	16	2,139
FOP	162	30	2023	49	6,550
FUS	472	100	2023	472	63,099
TOTALS	2,084			1,932	258,280

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2023		137.82	266,268	2022	2022	0	0	3.00	97.00
			Heated Area: 1867			HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		258,280	
TOTAL MARKET OB/XF VALUE		31,260	
TOTAL LAND VALUE - MARKET		105,050	
TOTAL MARKET VALUE		394,590	
SOH/AGL Deduction		35,131	
ASSESSED VALUE		359,459	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		308,048	
TOTAL JUST VALUE		394,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046379	Storage Building	7,300	01/26/2023
000043345	New Residential C	307,801	12/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/795	12/08/2021	WD	U	V	11	0
GRANTOR:						
GRANTEE:						
1448/1041	9/24/2021	WD	Q	V	01	97,400
GRANTOR: THE HERMITAGE LLC						
GRANTEE: TOWNSEND DYLAN						

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	100	0	0	0	420.00	UT 3.00	100	2023	2022		100	1,260	
2	0296	SHED METAL	0	100	0	0	0	1.00	UT 3,500.00	100	2024	2023		100	3,500	
3	0030	BARN, MT	0	100	0	0	0	1.00	UT 7,500.00	100	2024	2023		100	7,500	
4	0251	LEAN TO W/	0	100	0	0	0	1.00	UT 2,500.00	100	2024	2023		100	2,500	
5	0030	BARN, MT	0	100	0	0	0	1.00	UT 16,500.00	100	2024	2023		100	16,500	
TOTALS															31,260	

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	100		A-1	0.00	0.00	9.55	AC		1.00	1.00	1.00	11,000.00	11,000.00	105,050							