(AKA LOT 23 BUIE'S TRACT UNREC)
N 291.30 FT OF S 1032.60 FT OF S
EX 30 FT OFF W SIDE.

REECE PATRICIA TAGLIONE TOWNSEND
267 SW TALL PINE CT
LAKE CITY, FL 32024-1987

2027

24-4S-15-00384-052

BUILDING CHARACTERISTICS

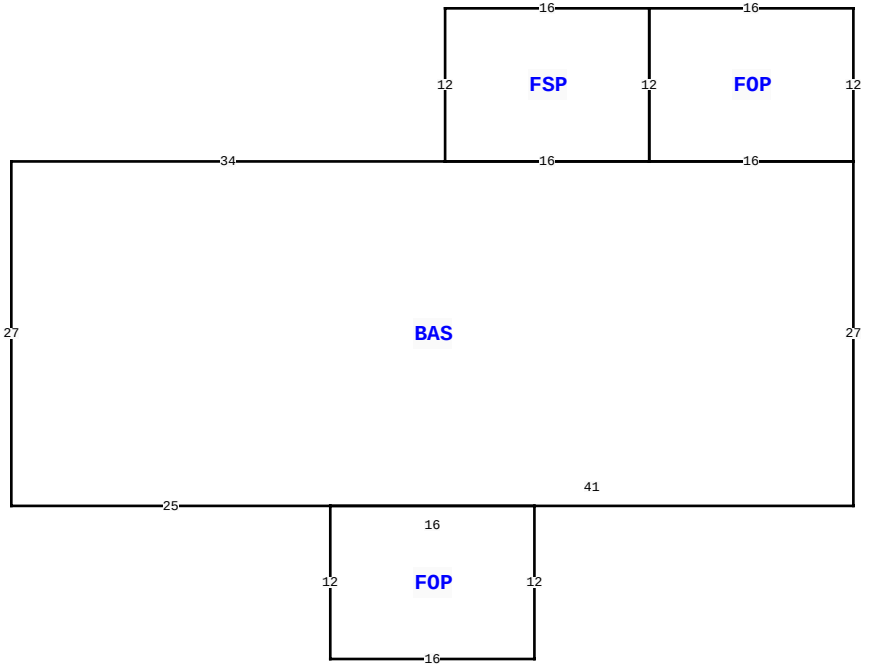
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	48,713
FOP	192	35		67	1,832
FOP	192	35		67	1,832
FSP	192	40		77	2,105
TOTALS	2,358			1,993	54,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,993	113.9000	68.34	136,202	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1782 HX Base Yr



267 SW TALL PINE CT, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,481
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		106,320
TOTAL MARKET VALUE		174,301
SOH/AGL Deduction		84,393
ASSESSED VALUE		89,908
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,497
TOTAL JUST VALUE		174,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29646	M H	371	08/22/2011
12231	M H	125	03/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0782/1891	11/23/1993	WD	Q	I		32,000
GRANTOR: HELEN ELLIOTT						
GRANTEE: PATRICIA TOWNSEND						
0590/0098	7/01/1986	WD	Q	V	01	30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S27 E25 FOP= S12 E16 N12 W16$ E41 N27 FOP= N12 W16 S12 E16$ W16 FSP= N12 W16 S12 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 13,500

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	0200	C	MBL HM	100		A-1	0.00	0.00	8.86	AC		1.00	1.00	1.00	12,000.00	12,000.00	106,320							

REVIEW DATE 05/13/2025 BY KS Total Acres: 8.86 Total Land Value: 106,320 Market: 0 Agricultural: 0 Common: 106,320 PRINTED 11/17/2026 BY SYS