

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

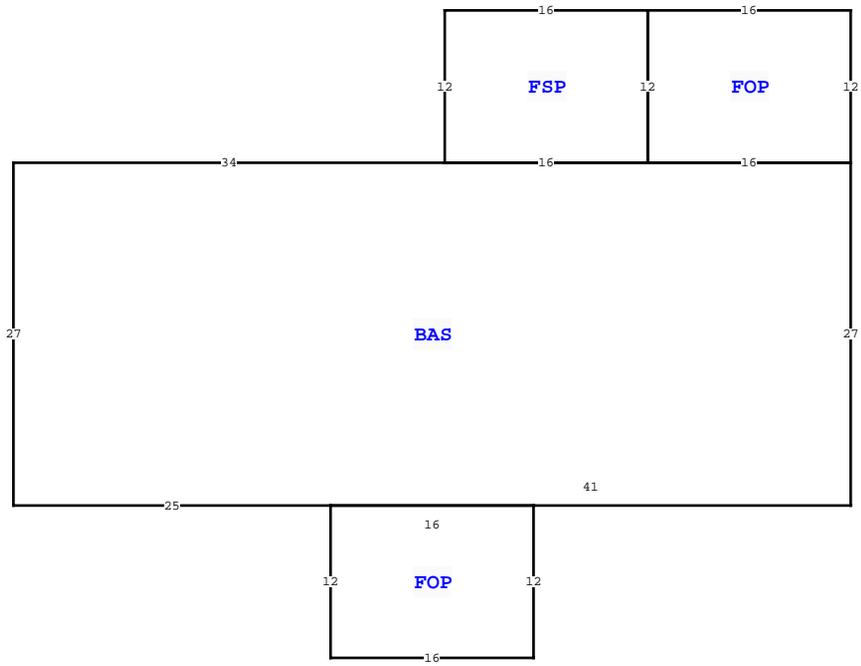
REECE PATRICIA TAGLIONE TOWNSEND  
 267 SW TALL PINE CT  
 LAKE CITY, FL 32024-1987

**2026**

24-4S-15-00384-052

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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%	- 0									



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	51,150
FOP	192	35		67	1,923
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FSP	192	40		77	2,210
TOTALS	2,358			1,993	57,207

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			57,207	
TOTAL MARKET OB/XF VALUE			13,500	
TOTAL LAND VALUE - MARKET			106,320	
TOTAL MARKET VALUE			177,027	
SOH/AGL Deduction			89,738	
ASSESSED VALUE			87,289	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			35,878	
TOTAL JUST VALUE			177,027	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			152,151	

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:						

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	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	

267 SW TALL PINE CT, LAKE CITY													BLD DATE		LGL DATE		
													XF DATE		AG DATE	05/06/2026	MLU
													INC DATE				

BUILDING NOTES												
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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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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								