

COMM NW COR OF SW1/4 OF NW1/4, E  
 FT FOR POB, E 645.18 FT, S 281.6  
 FT, S 182.75 FT, W 82.18 FT, S 1

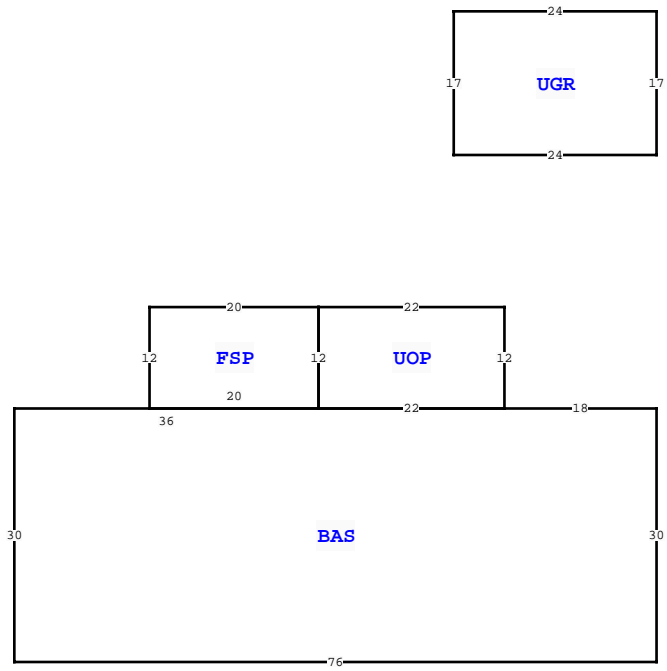
TOWNSEND JANET  
 533 SW COZY GLN  
 LAKE CITY, FL 32024

2026

26-3S-15-00229-013

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
FSP	240	40	
UGR	408	45	
UOP	264	25	
TOTALS	3,192		

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%	- 2022									Heated Area: 2280	HX Base Yr 2022



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			64,661
TOTAL MARKET OB/XF VALUE			13,644
TOTAL LAND VALUE - MARKET			75,530
TOTAL MARKET VALUE			153,835
SOH/AGL Deduction			12,033
ASSESSED VALUE			141,802
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			90,391
TOTAL JUST VALUE			153,835
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22512	M H	447	11/18/2004
21563	M H	393	02/27/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/1551	8/17/2022	LE U	I	I	14	100
GRANTOR: TOWNSEND JANET E (ENH)						
GRANTEE: TOWNSEND TYLER N (R)						
1280/1324	8/27/2014	LE U	I	I	14	100
GRANTOR: MARY E HODGES						
GRANTEE: JANET E TOWNSEND						

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	UT	1.00	1,200.00	100	2005	2005	3	100	1,200	
2	0060	CARPORT F	0	100	24	24	UT	3.00	3.00	100	2005	2005	3	100	1,728	
3	0252	LEAN-TO W/	0	100	12	24	UT	3.00	3.00	100	2005	2005	3	100	858	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	12	24	UT	3.00	3.00	100	2005	2005	3	100	858	
6	0296	SHED METAL	0	100	0	0	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

TOTAL OB/XF													
13,644													
533 SW COZY GLN, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/22/2026 MLU													

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W18 W22 W36 S30 E76 N30 \$						
UGR=[ORIG=0,-30] N17 W24 S17 E24 \$						
UOP=[ORIG=-18,0] N12 W22 S12 E22 \$						
FSP=[ORIG=-40,0] N12 W20 S12 E20 \$						

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.42	AC		1.00	1.00	1.00	11,500.00	11,500.00	4,830							
2	0200	C	MBL HM	100		A-1	0.00	0.00	7.07	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,700							