

BEG 567.68 FT N OF SW COR OF NE1
N 455.52 FT, E 280 FT, S 454.95
POB. (PARCELS 3, 4 & 5).

TOWNSEND DON JOSEPH/TOWNSEND SARAH LOUISE
786 SE PEACOCK TER
LAKE CITY, FL 32025

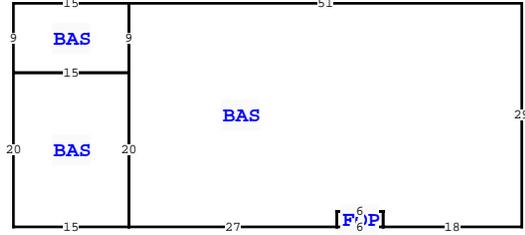
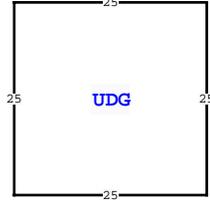
2026

26-4S-17-08747-019



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	02
NEIGHBORHOOD/LOC	26417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	135	100	
BAS	300	100	
BAS	1,467	100	
FOP	12	30	
UDG	625	55	
TOTALS	2,539		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,250	121.8320	136.45	307,012	1975	2005		0	0	20.00	80.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1902 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			245,610
TOTAL MARKET OB/XF VALUE			10,400
TOTAL LAND VALUE - MARKET			40,880
TOTAL MARKET VALUE			296,890
SOH/AGL Deduction			0
ASSESSED VALUE			296,890
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			296,890
TOTAL JUST VALUE			296,890
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14382	M H	125	08/10/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/236	7/25/2024	WD Q	Q	I	01	350,000

GRANTOR: CHASSEREAU JOSEPH F
GRANTEE: TOWNSEND DON JOSEPH

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200		
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100				3	100	3,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800		
4	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400		

TOTAL OB/XF														10,400										
LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	2.92	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,880							

BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[ORIG=0,0] W51 S9 S20 E27 N2 E6 S2 E18 N29 \$																	
UDG=[ORIG=0,-30] N25 W25 S25 E25 \$																	
BAS=[ORIG=-51,9] W15 S20 E15 N20 \$																	
BAS=[ORIG=-51,0] W15 S9 E15 N9 \$																	
FOP=[ORIG=-24,29] E6 N2 W6 S2 \$																	
PTR=[ORIG=0,0] N30 S30 \$																	