

COMM AT INTERS OF S R/W OF CR-24
SEC, RUN S 844.40 FT, E 206.50 F
423.52 FT. FOR POB, CONT S 423.5

TOWNSEND JENSON T
351 SW DEAN CT
LAKE CITY, FL 32024

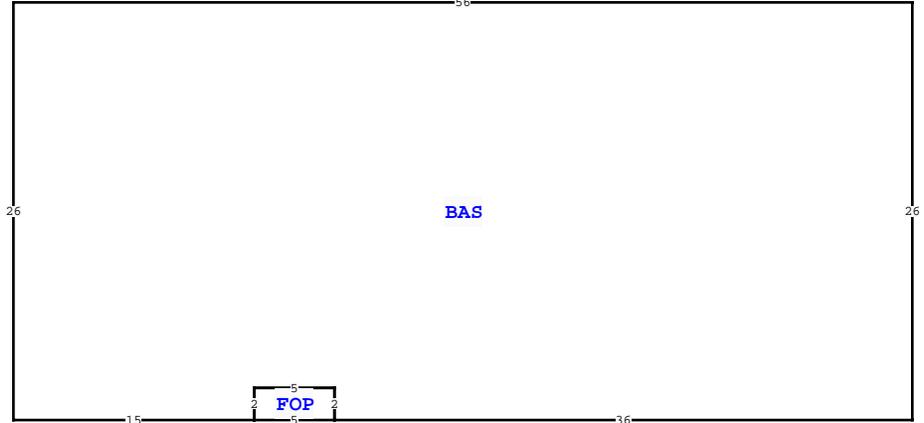
2026

27-4S-16-03205-003



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
02	02 100				
05	05				
0200	MOBILE HOME				
			01		
27416.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100		1,446	105,663
FOP	10	35		4	293
TOTALS	1,456			1,450	105,956

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,450	119.5950	112.42	163,009	2010	2010	0	0	35.00	65.00	
1 MANUF 1 100% - 2017			Heated Area: 1446				HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		105,956	
TOTAL MARKET OB/XF VALUE		7,100	
TOTAL LAND VALUE - MARKET		18,750	
TOTAL MARKET VALUE		131,806	
SOH/AGL Deduction		59,543	
ASSESSED VALUE		72,263	
TOTAL EXEMPTION VALUE		47,263	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		131,806	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28271	M H	607	12/15/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1880	3/01/2016	WD	Q	I	01	78,000
GRANTOR: SARIAH LYNN ROSE						
GRANTEE: JENSON T TOWNSEND						
1305/1993	12/08/2015	WD	U	I	12	41,600
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: SARIAH LYNN ROSE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S26 E15 FOP= E5 N2 W5 S2§ N2 E5 S2 E36 N26§.	

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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	100	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

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	2.00	AC		1.00	1.00	0.75	12,500.00	9,375.00	18,750							