

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  
PAGE 1 of 1

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 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
Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,446	100	
FOP	10	35	
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													
1	MANUF	1	100%	-	2017																			
Heated Area: 1446						HX Base Yr 2017																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/20/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/20/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				04/20/2026	MLU																			

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			21,000
TOTAL MARKET VALUE			134,056
SOH/AGL Deduction			61,793
ASSESSED VALUE			72,263
TOTAL EXEMPTION VALUE	HX HB	47,263	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			134,056
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						

EXTRA FEATURES		351 SW DEAN CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0296	SHED METAL	0.00
2	9945	Well/Sept	7,000.00

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	

BUILDING NOTES	

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

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.75	14,000.00	10,500.00	21,000							