N 50.5 FT OF THE S 101 FT OF LOT
MORNINGSIDE HEIGHTS S/D.

TOWNSEND KENNETH R/TOWNSEND KATHIE H
401 SE NANCY AVE
BRANFORD, FL 32008

2027

33-3S-17-06399-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

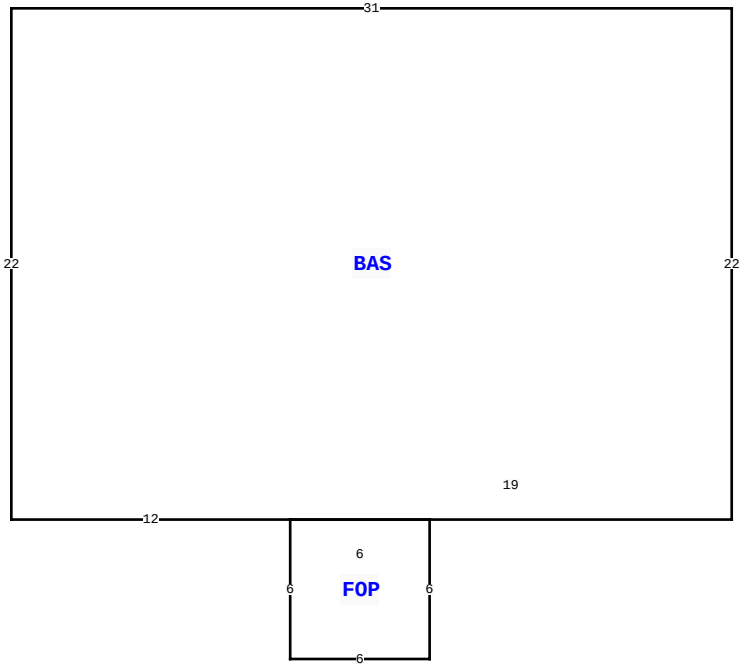
NEIGHBORHOOD/LOC 33317.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	682	100		682	37,199
FOP	36	30		11	600
TOTALS	718			693	37,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	693	90.1530	99.17	68,725	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 682 HX Base Yr



128 SE ELOISE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	37,799
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	2,778
TOTAL MARKET VALUE	40,777
SOH/AGL Deduction	0
ASSESSED VALUE	40,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,777
TOTAL JUST VALUE	40,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,463

SALE:1:1: ABSOLUTELY NOT WORTH 11,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0918/1822	1/22/2001	WD	Q	I	01	15,000
GRANTOR: CNB NATIONAL BANK						
GRANTEE: KENNETH & KATHIE TO						
0915/1583	11/15/2000	CT	Q	I	01	100
GRANTOR: CLERK OF COURT (FOREC						
GRANTEE: CNB NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S22 E12 FOP= S6 E6 N6 W6$ E19 N22$.

LAND DESCRIPTION

TOTAL OB/XF 200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	5,555.00	SF		1.00	1.00	1.00	0.50	0.50	2,778							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.13 Total Land Value: 2,778 Market: 0 Agricultural: 0 Common: 2,778 PRINTED 11/17/2026 BY SYS