

BEG SE COR LOT 1 BLOCK 4 ODOM HEIGHTS ADDITION #1, RUN S 150 FT, W 300 FT, N 150 FT, E 300

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

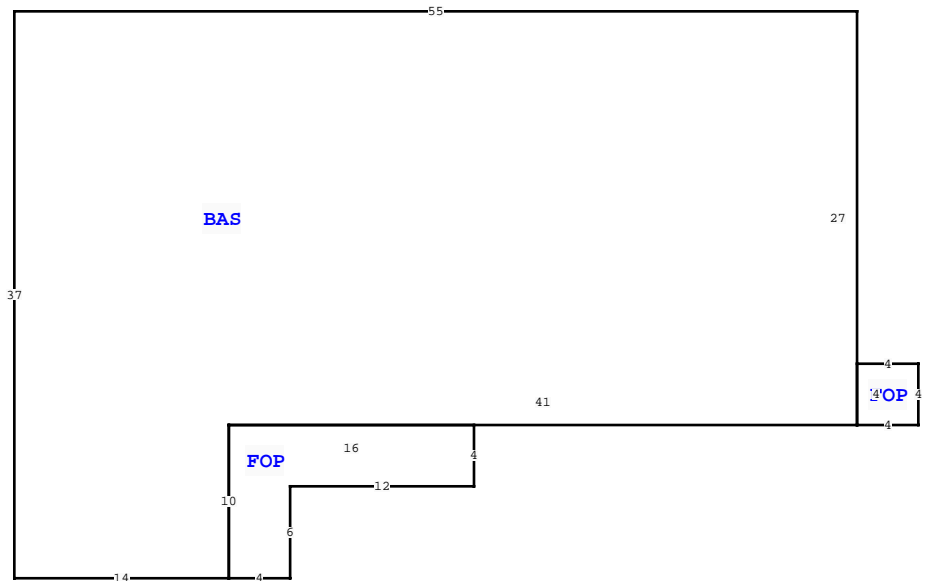
2026

33-3S-17-06828-000



BUILDING CHARACTERISTICS					
ELEMENT	CD				
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	06 VINYL ASB 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1.5 100				
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	03 03				
DOR CODE	0102 SFRES/MOBILE HOME				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	33317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100		1,625	108,572
FOP	16	30		5	334
FOP	88	30		26	1,737
TOTALS	1,729			1,656	110,643

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,656	91.7730	102.79	170,220	1957	1957	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1625 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	135,349			
TOTAL MARKET OB/XF VALUE	1,675			
TOTAL LAND VALUE - MARKET	17,550			
TOTAL MARKET VALUE	154,574			
SOH/AGL Deduction	2,524			
ASSESSED VALUE	152,050			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	152,050			
TOTAL JUST VALUE	154,574			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	154,574			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042223	Electrical Servic	0	06/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0979/1513	3/26/2003	WD	Q	I		74,500

GRANTOR: NELL E DAVANT  
GRANTEE: KENNETH R & KATHIE

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	175	
2	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

TOTAL OB/XF														1,675	
782 SE MARGARET DR, LAKE CITY															
														04/27/2022	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W55 S37 E14 FOP= E4 N6 E12 N4 W16 S10\$ N10 E41 FOP= E4 N4 W4 S4\$ N27\$.													

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	0100	C	SFR	0		RSF-2	2150.00	300.00	22,500.00	SF		1.00	1.00	0.52	0.75	0.39	8,775							
2	0102	C	SFR/MH	0		RSF-2	0.00	0.00	22,500.00	SF		1.00	1.00	0.52	0.75	0.39	8,775							

