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
BRANFORD, FL 32008

2027

33-3S-17-06828-000

BUILDING CHARACTERISTICS

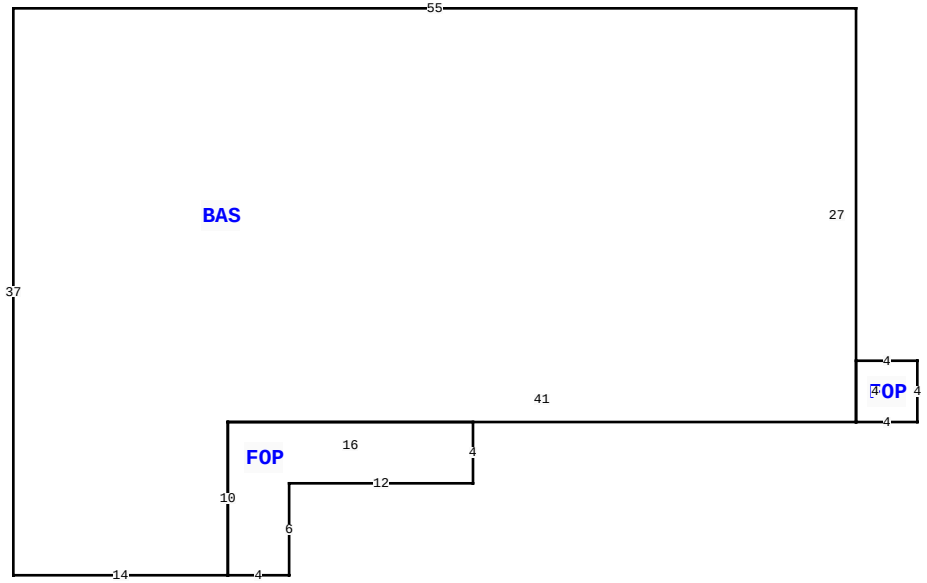
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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	106,629
FOP	16	30		5	328
FOP	88	30		26	1,706
TOTALS	1,729			1,656	108,662

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	100.95	167,173	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1625 HX Base Yr



782 SE MARGARET DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	175	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0190	FPLC PF	0	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	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,368
TOTAL MARKET OB/XF VALUE	1,675
TOTAL LAND VALUE - MARKET	17,550
TOTAL MARKET VALUE	152,593
SOH/AGL Deduction	0
ASSESSED VALUE	152,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,593
TOTAL JUST VALUE	152,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,574

XFOB:3:1: CONC MH

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

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 1,675

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		RSF-2	150.00	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							

REVIEW DATE 07/09/2021 BY JB Total Acres: 1.03 Total Land Value: 17,550 Market: 0 Agricultural: 0 Common: 17,550 PRINTED 11/17/2026 BY SYS

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

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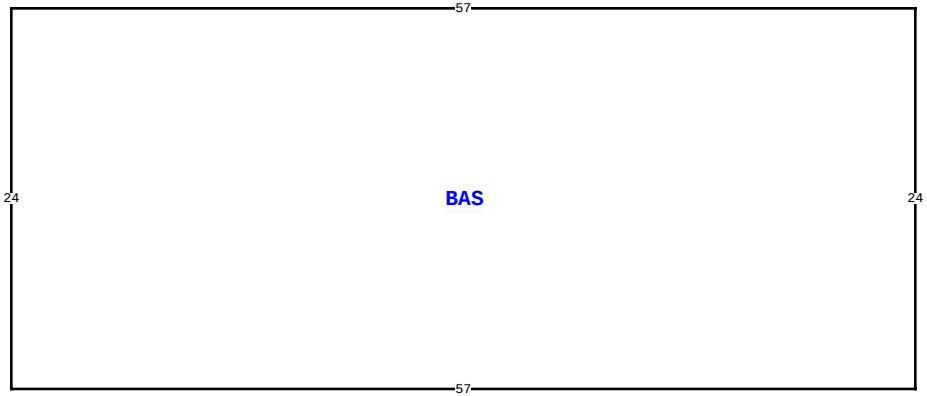
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,368	100		1,368	24,706
TOTALS	1,368			1,368	24,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,368	75.2490	45.15	61,765	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1368 HX Base Yr



782 SE MARGARET DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,574

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SALES DATA

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GRANTOR: NELL E DAVANT

GRANTEE: KENNETH R & KATHIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S24 E57 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/09/2021 BY JB Total Acres: 1.03 Total Land Value: 17,550 Market: 0 Agricultural: 0 Common: 17,550 PRINTED 11/17/2026 BY SYS