

LOTS 14 & 15 HUNTERS OAK S/D &
ALSO BEG NE COR OF LOT 14, RUN
E 100.19 FT TO E R/W OF ABANDONE

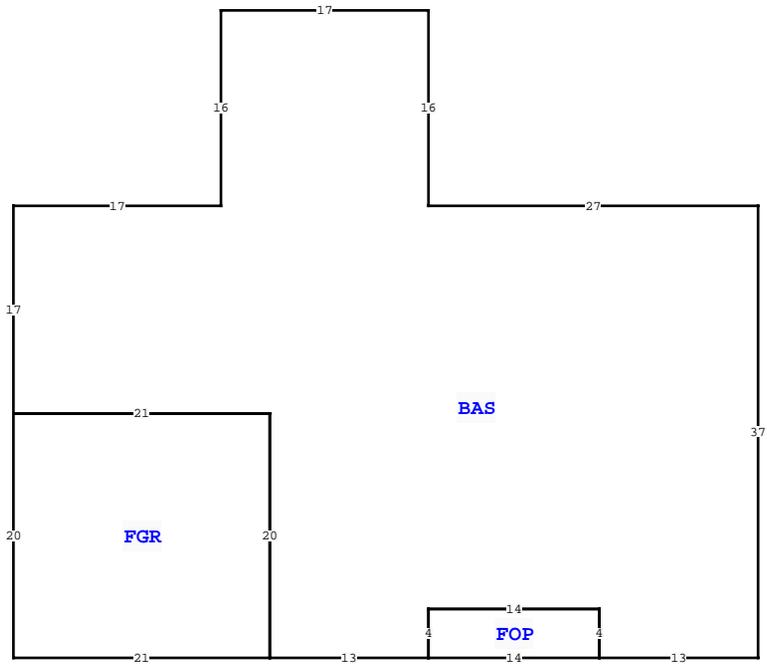
TOWNSEND JAMES W/MARTINEZ SUSANA B SANCHEZ
265 SW OAKWOOD CT
LAKE CITY, FL 32024

2026

34-4S-16-03276-114

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,053	100	
FGR	420	55	
FOP	56	30	
TOTALS	2,529		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2003								
Heated Area: 2053						HX Base Yr 2003					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			189,089
TOTAL MARKET OB/XF VALUE			23,360
TOTAL LAND VALUE - MARKET			63,156
TOTAL MARKET VALUE			275,605
SOH/AGL Deduction			99,734
ASSESSED VALUE			175,871
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			119,460
TOTAL JUST VALUE			275,605
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,845

LAND:1:1: 4.56 AC. LOTS 14 & 15
SALE:1:1: SALE INCLUDES 3 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043602	Roof Replacement	12,725	01/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/0068	11/27/2019	QC	U	I	11	100
GRANTOR: JAMES W TOWNSAND						
GRANTEE: JAMES W TOWNSAND &						
0955/1089	5/30/2002	WD	Q	I		139,900
GRANTOR: JOHNNY KEEN						
GRANTEE: JAMES & TONYA TOWNS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0166	CONC,PAVMT	0	100	185	8	1,480.00	UT	1.40	1.40	100
3	0281	POOL R/FIB	0	100	16	32	512.00	UT	65.00	65.00	100
4	0282	POOL ENCL	0	100	22	38	836.00	UT	15.00	15.00	100
5	0296	SHED METAL	0	100	8	10	80.00	UT	12.00	12.00	100

TOTAL OB/XF												23,360												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		A-1	303.00	656.00	4.56	AC		1.00	1.00	1.00	12,000.00	12,000.00	54,756							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	8,400							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W27 N16 W17 S16 W17 S17 FGR= S20 E21 N20 W21\$ E21 S20E13
FOP= E14 N4 W14 S4\$ N4 E14 S4 E13 N37\$.