

LOT 49 SPRINGFIELD ESTATES PHASE
ORB 754-1272, 840-1794, 847-2180

ENGELHARDT BEVERLY J
172 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-449



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	31	VINYL SID 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
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	05	05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM					01
NEIGHBORHOOD/LOC		27416.010		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,130	100		1,130	100,441
FGR	299	55		164	14,577
FOP	80	30		24	2,133
FSP	120	40		48	4,266
TOTALS	1,629			1,366	121,418

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,366	115.8560	129.76	177,252	1991	1995	0	0	0 31.50	68.50
1 SINGLE FAM 100% - 2006				Heated Area: 1130				HX Base Yr 2006			
The floor plan shows a large rectangular area labeled 'BAS' (1130) with a small rectangular area labeled 'FOP' (80) attached to its bottom-left side. To the left of the 'BAS' area is a large rectangular area labeled 'FGR' (299). Above the 'FGR' area is a small rectangular area labeled 'FSP' (120). The dimensions for each area are: FSP (12x10), FGR (23x13), FOP (5x16), and BAS (32x24). The overall lot dimensions are 32x24.											
TOTALS			1,629							04/08/2025	MLU

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						121,418						
TOTAL MARKET OB/XF VALUE						2,252						
TOTAL LAND VALUE - MARKET						28,000						
TOTAL MARKET VALUE						151,670						
SOH/AGL Deduction						53,083						
ASSESSED VALUE						98,587						
TOTAL EXEMPTION VALUE						HX HB 50,722						
BASE TAXABLE VALUE						47,865						
TOTAL JUST VALUE						151,670						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						153,531						
SALE:4:1: LOT 49 SPRINGFIELD ESTATES PHASE 3												
SALE:3:1: LOT 49 SPRINGFIELD ESTATES												
SALE:2:1: LOT 49 SPRINGFIELD ESTATES												
LAND:1:1: 0.50 AC												
PERMIT NUM		DESCRIPTION				AMT		ISSUED				
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
1042/2080		3/22/2005		WD	Q		I			93,500		
GRANTOR: BRENT D & AMANDA J HA												
GRANTEE: BEVERLY J ENGELHARD												
0855/0079		2/26/1998		WD	Q		I	01		57,000		
GRANTOR: HOUSING & URBAN DEVEL												
GRANTEE: BRENT & AMANDA HAND												
BUILDING NOTES												