LOT 52 SPRINGFIELD ESTATES PHASE
772-509, 772-510, QC 1028-108, W

GUERRA DANIEL JOSEPH/GUERRA CARMEN
248 SW BRANDY WAY
LAKE CITY, FL 32024

2025

27-4S-16-03199-452

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

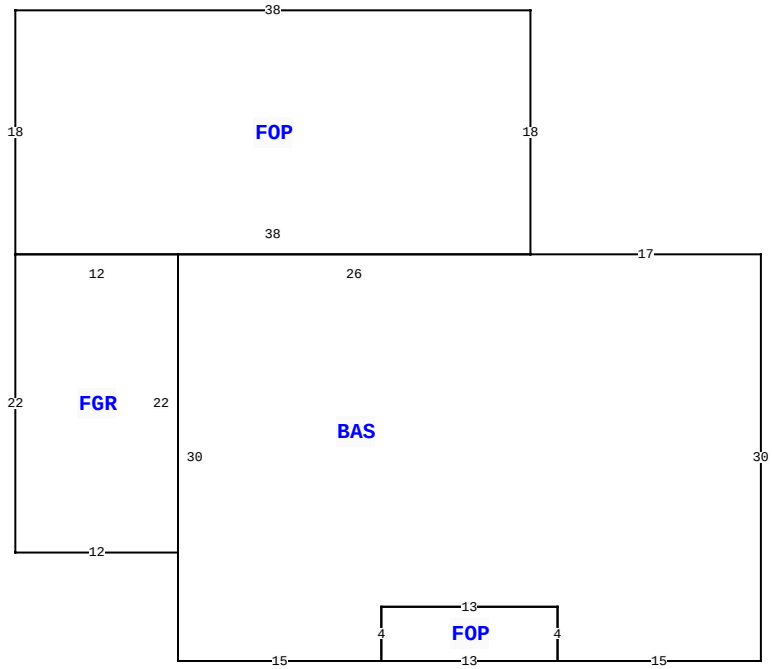
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100		1,238	169,622
FGR	264	55		145	19,867
FOP	52	30		16	2,192
FOP	684	30		205	28,087
TOTALS	2,238			1,604	219,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,604	130.7640	146.46	234,922	1993	2018	0	0	0	6.45	93.55

1 SINGLE FAM – 0% - 2023 Heated Area: 1238 HX Base Yr



248 SW BRANDY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	219,770
TOTAL MARKET OB/XF VALUE	7,684
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	255,454
SOH/AGL Deduction	0
ASSESSED VALUE	255,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,454
TOTAL JUST VALUE	255,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32514	MAINT/ALTR	35	12/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1463/1437	4/01/2022	WD	Q	I	01	240,000
GRANTOR: FITZHUGH STUART A						
GRANTEE: GUERRA DANIEL JOSEP						
1355/1693	3/16/2018	WD	Q	I	01	140,000
GRANTOR: JESSE A SILVIS						
GRANTEE: STUART A & KALEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N18 W38 S18 E38$ W26 FGR= W12 S22 E12 N22$ S30 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N30$.

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	10	67	670.00	UT	1.50	1.50	100	0	0	3	100	1,005	
2	0166	CONC,PAVMT	0	0	3	34	102.00	UT	1.50	1.50	100	0	0	3	100	153	
3	0120	CLFENCE 4	0	0	0	0	380.00	UT	4.50	4.50	60	1993	1993	3	60	1,026	
4	0252	LEAN-TO W/	0	0	12	20	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
5	0294	SHED WOOD/	0	0	20	30	1.00	UT	0.00	0.00	100	2007	2007	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 7,684

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/MM	105.00	209.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/19/2019 BY KR Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 05/15/2025 BY SYS