LOT 53 SPRINGFIELD ESTATES PHASE
ORB 780-1536, 800-034, 801-2037,

WERNICK CATHY
268 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-453

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

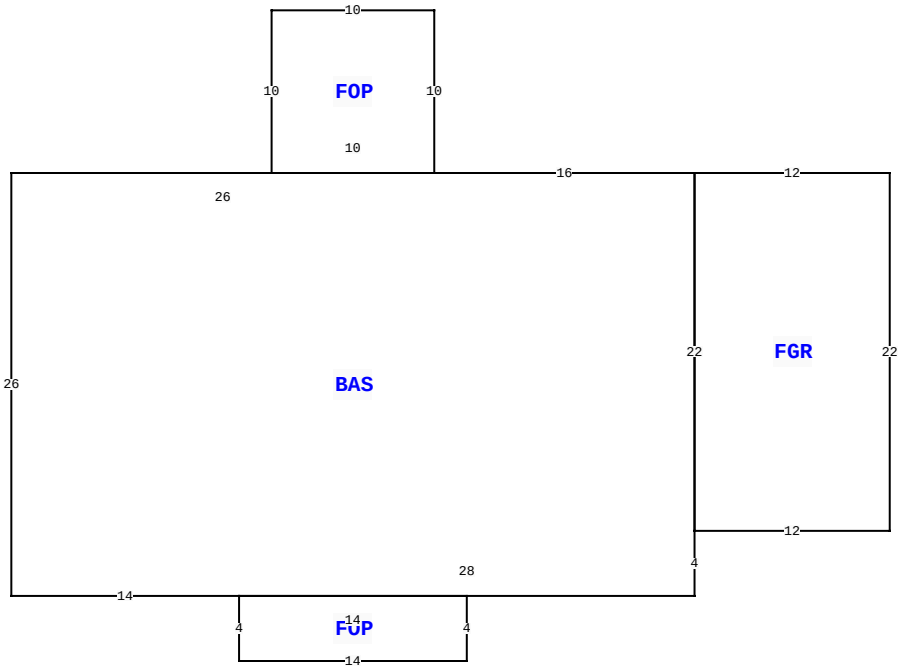
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,092	100		1,092	117,019
FGR	264	55		145	15,538
FOP	56	30		17	1,822
FOP	100	30		30	3,215
TOTALS	1,512			1,284	137,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,284	121.8880	136.51	175,279	1993	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2020 Heated Area: 1092 HX Base Yr 2020



268 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		137,594
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		169,378
SOH/AGL Deduction		43,872
ASSESSED VALUE		125,506
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		24,784
TOTAL JUST VALUE		169,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,254

SALE:5:1: LOT 53 PHASE II DEVELOPER TO CONTRACTOR
SALE:4:1: LOT 53 PHASE III SPRINGFIELD ESTATES
SALE:3:1: LOT 53 PHASE II SPRINGFIELD
PRMT:1:1: SFD, SEPTIC & UTILITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7457	SFR	27,000	08/05/1993
6740	SFR	31,000	01/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/0521	10/22/2019	WD	Q	I	01	129,900
GRANTOR: CURTIS & DAPHINE SIST						
GRANTEE: CATHY WERNICK						
1310/2247	3/02/2016	WD	U	I	37	65,000
GRANTOR: BERNARD J FEDERMEYER						
GRANTEE: CURTIS & DAPHINE SI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N10 W10 S10 E10$ W26 S26 E14 FOP= S4 E14N4 W14$ E28 N4 FGR= E12 N22 W12 S22$ N22$.

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	100	9	64	576.00	UT	1.50	1.50	100	0	0	3	100	864	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	5.00	5.00	50	1994	1994	3	50	300	
5	0060	CARPORT F	0	100	12	17	204.00	UT	5.00	5.00	100	2007	2007	3	100	1,020	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,784

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	100		RSF/MH	107.00	193.00	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: 0.47 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/20/2025 BY SYS