

LOT 54 SPRINGFIELD ESTATES PHASE
759-2014, 763-302, 975-532, WD 1

BLALOCK JULIANNE
288 SW BRANDY WAY
LAKE CITY, FL 32024

2025

27-4S-16-03199-454



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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
Frame		N/A 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
---------	--	----------	----

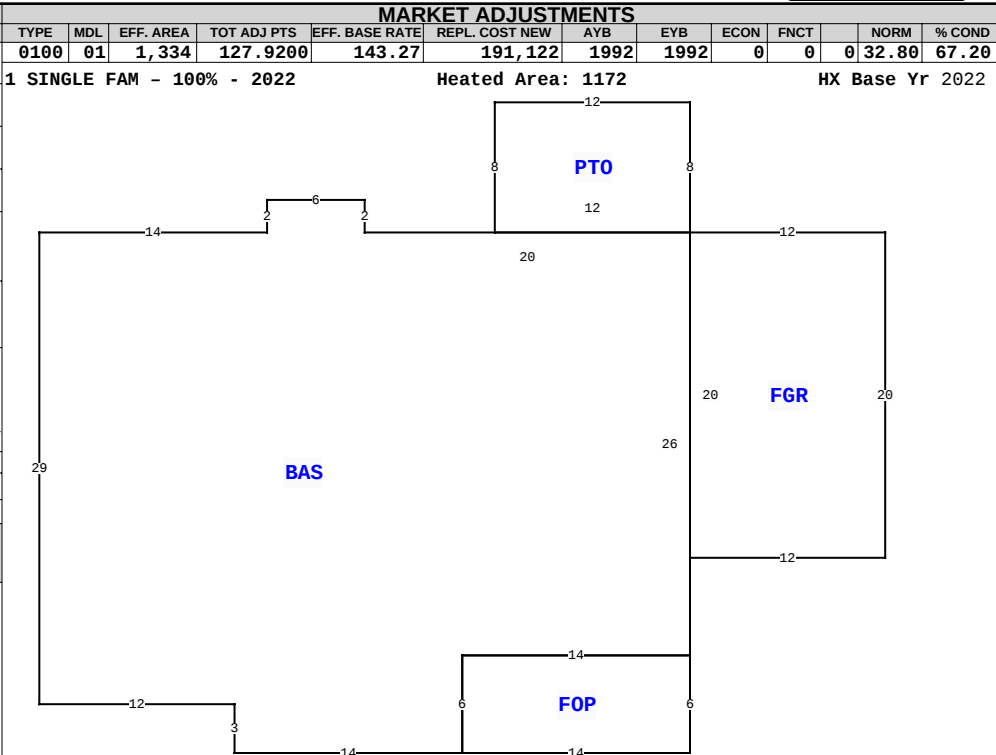
NEIGHBORHOOD/LOC	27416.010	1.00/
------------------	-----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100		1,172	112,837
FGR	240	55		132	12,709
FOP	84	30		25	2,407
PTO	96	5		5	481

TOTALS	1,592			1,334	128,434
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	10	66	660.00	UT	1.40	1.40	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
4	0120	CLFENCE	4	0	100	0	320.00	UT	4.50	4.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF/M	18.00	185.00	1.00	LT	



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

288 SW BRANDY WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		128,434	
TOTAL MARKET OB/XF VALUE		2,488	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		158,922	
SOH/AGL Deduction		23,543	
ASSESSED VALUE		135,379	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		84,657	
TOTAL JUST VALUE		158,922	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,727	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32218	MAINT/ALTR	25	08/19/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1455/2698	12/16/2021	WD	Q	I	01

GRANTOR: RIVERA HENRY					
GRANTEE: BLALOCK JULIANNE					
1328/0938	12/14/2016	WD	Q	I	01
GRANTOR: DAPHNE W SISTRUNK & C					
GRANTEE: HENRY RIVERA					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
PTO= N8 W12 S8E12\$ BAS= W20 N2 W6 S2 W14 S29 E12 S3 E14 FOP= N6 E14 S6 W14\$ N6 E14 N26FGR= E12S20 W12 N20\$.					