

LOT 56 SPRINGFIELD ESTATES PHASE
750-1017,

PHILLIPS BOBBY D/PHILLIPS TERESA
332 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-456

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

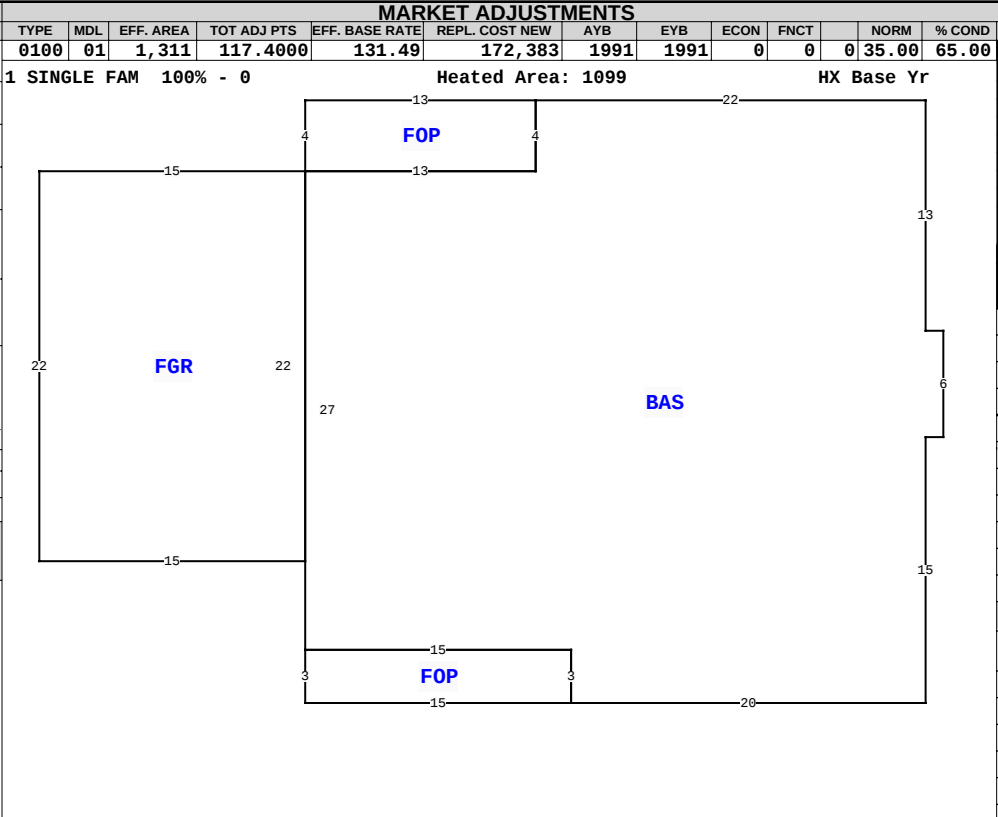
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	27416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,099	100		1,099	93,930
FGR	330	55		182	15,555
FOP	45	30		14	1,197
FOP	52	30		16	1,368

TOTALS	1,526			1,311	112,049
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	70	9	630.00	UT	1.40
2	0252	LEAN-TO W/	0	100	24	24	576.00	UT	2.50
3	0294	SHED WOOD/	0	100	13	5	65.00	UT	2.50
4	0120	CLFENCE 4	0	100	0	0	170.00	UT	4.50
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF/M	20.00	185.00	1.00



332 SW BRANDY WAY, LAKE CITY	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	70	9	630.00	UT	1.40	1.40	100	0	0	3	100	882	
2	0252	LEAN-TO W/	0	100	24	24	576.00	UT	2.50	2.50	30	1993	1993	3	30	432	
3	0294	SHED WOOD/	0	100	13	5	65.00	UT	2.50	2.50	50	1994	1994	3	50	81	
4	0120	CLFENCE 4	0	100	0	0	170.00	UT	4.50	4.50	60	1993	1993	3	60	459	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

TOTAL OB/XF															2,654	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VAL					
RSF/M	20.00	185.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00						

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										112,049	
TOTAL MARKET OB/XF VALUE										2,654	
TOTAL LAND VALUE - MARKET										28,000	
TOTAL MARKET VALUE										142,703	
SOH/AGL Deduction										50,643	
ASSESSED VALUE										92,060	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										41,338	
TOTAL JUST VALUE										142,703	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										142,703	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0750/1017	9/18/1991	WD	Q	I		52,400	
GRANTOR: DAUGHTRY - CRAWFORD							
GRANTEE: BOBBY PHILLIPS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W22 FOP= W13 S4 E13 N4\$ S4 W13 FGR= W15 S22 E15 N22\$ S27 FOP= S3 E15 N3 W15 \$ E15 S3 E20 N15 E1 N6 W1 N13\$.									