LOT 58 SPRINGFIELD ESTATES PHASE
745-1771, 1772, 769-1045, 905-89

BOOZER JULIE
378 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-458

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

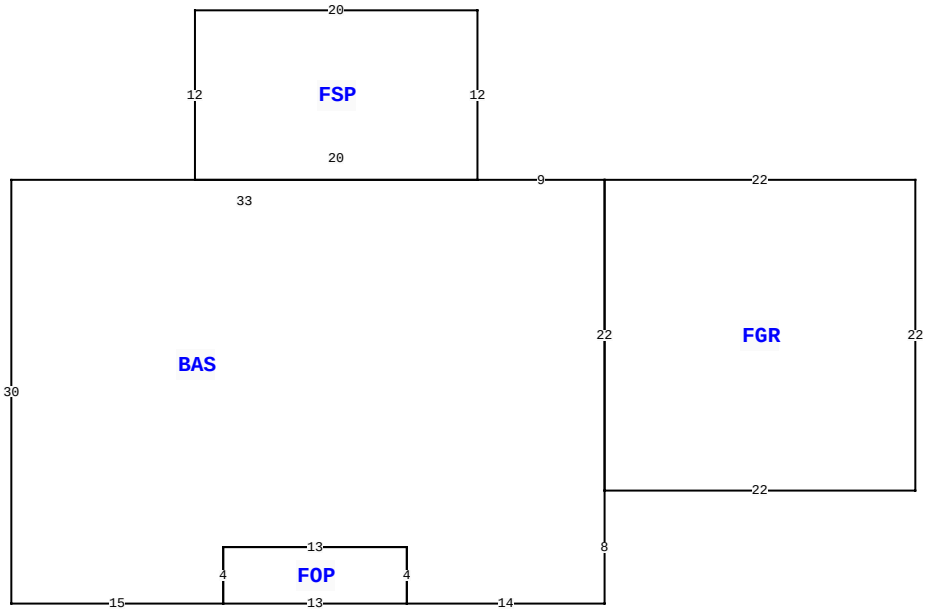
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,208	100		1,208	99,076
FGR	484	55		266	21,817
FOP	52	30		16	1,312
FSP	240	40		96	7,873
TOTALS	1,984			1,586	130,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	112.6620	126.18	200,121	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1208 HX Base Yr



378 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	130,079
TOTAL MARKET OB/XF VALUE	1,165
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	159,244
SOH/AGL Deduction	0
ASSESSED VALUE	159,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,244
TOTAL JUST VALUE	159,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1539/2524	5/08/2025	WD	Q	I	01	210,000
GRANTOR: BOOZER WILLIAM JAKOB						
GRANTEE: BOOZER JULIE						
1533/2016	2/19/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BOOZE						
GRANTEE: BOOZER WILLIAM JAKO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FSP= N12 W20 S12 E20$ W33 S30 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E14 N8 FGR= E22 N22 W22 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	0	52	16	832.00	UT	1.40	1.40	100	0	0	3	100	1,165	

LAND DESCRIPTION

TOTAL OB/XF 1,165

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/MH	120.00	185.00	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: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/20/2025 BY SYS