LOT 67 SPRINGFIELD ESTATES PHASE
ORB 769-2198, 769-2199, 813-340,

MARTIN ALLEN D/MARTIN MELISSA S
552 SW BRANDY WAY
LAKE CITY, FL 32024

2025

27-4S-16-03199-467

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

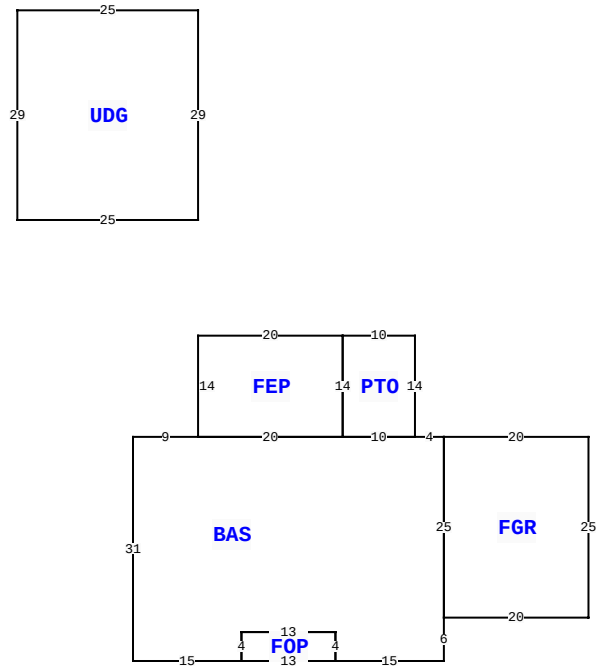
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,281	100		1,281	110,951
FEP	280	80		224	19,401
FGR	500	55		275	23,819
FOP	52	30		16	1,386
PTO	140	5		7	606
UDG	725	55		399	34,559
TOTALS	2,978			2,202	190,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	114.6540	128.41	282,759	1993	1993	0	0	0	32.55	67.45

1 SINGLE FAM – 100% - 2009 Heated Area: 1281 HX Base Yr 2009



552 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		190,721
TOTAL MARKET OB/XF VALUE		3,713
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		222,434
SOH/AGL Deduction		92,830
ASSESSED VALUE		129,604
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,882
TOTAL JUST VALUE		222,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,306

SALE:2:1: LOT 67 SPRINGFIELD ESTATES PHASE 3

SALE:1:1: LOT 67 SPRINGFIELD ESTATES PH3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049866	Roof Replacement	25,150	05/20/2024
7451	STORAGE	17,000	08/04/1993
6604	SFR	32,000	11/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1149/0102	4/23/2008	WD	Q	I		162,900
GRANTOR: STEPHEN & FAITH ALLEY						
GRANTEE: ALLEN D & MELISSA S						
0923/1660	3/30/2001	WD	Q	I		104,000
GRANTOR: KINZLER						
GRANTEE: STEPHEN & FAITH ALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S31 E15 FOP= E13 N4W13 S4$ N4 E13 S4 E15 N6 FGR= E20 N25 W20 S25$ N25 W4PTO= N14 W10 S14 E10$ W10 FEP= N14 W20 S14 E20$ W20$ PTR=N30 UDG= N29 W25 S29 E25$ S30$.

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	0	0	2,152.00	UT	1.40	1.40	100	0	0	3	100	3,013	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,713

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	0.00	216.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 06/10/2024 BY JS Total Acres: 0.63 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 05/16/2025 BY SYS