A PART OF LOTS 68 & 69 SPRINGFIE
PH 3 BEING DESC AS FOLLOWS: BEG
RUN E 180 FT, S 182.57 FT, N 44

STARLING DALTON/BOWEN TATUM ASHLEY
537 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-469

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

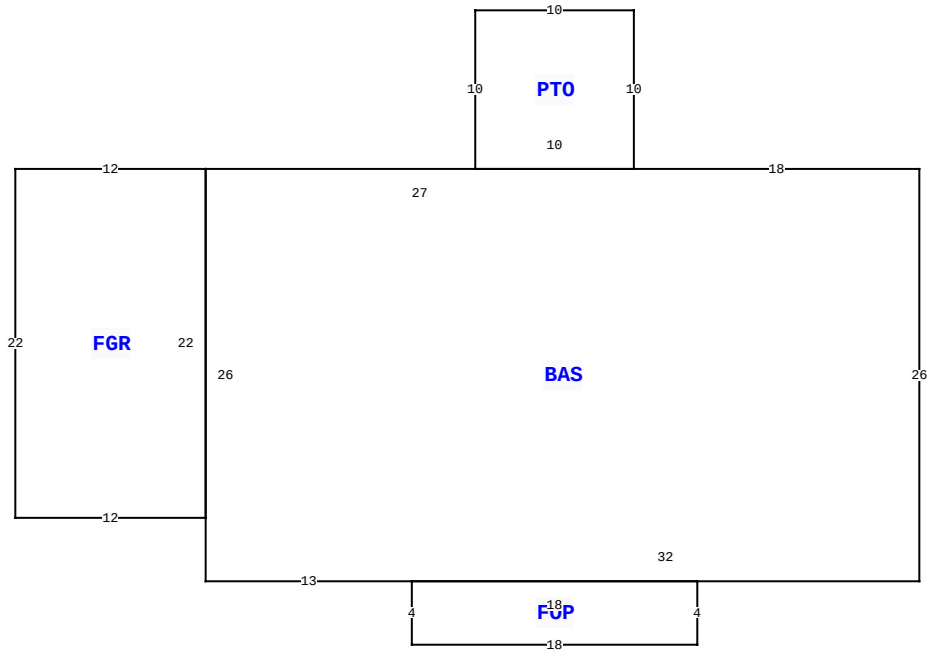
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,170	100		1,170	133,111
FGR	264	55		145	16,497
FOP	72	30		22	2,503
PTO	100	5		5	569
TOTALS	1,606			1,342	152,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,342	129.4000	144.93	194,496	1993	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2002 Heated Area: 1170 HX Base Yr 2002



537 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		152,679
TOTAL MARKET OB/XF VALUE		1,270
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		181,949
SOH/AGL Deduction		84,281
ASSESSED VALUE		97,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,946
TOTAL JUST VALUE		181,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7024	SFR	31,000	04/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/1553	7/14/2025	WD	Q	I	01	242,000
GRANTOR: BENFORD CHRISTOPHER E						
GRANTEE: STARLING DALTON						
1177/1972	7/15/2009	WD	U	I	11	0
GRANTOR: SECRETARY OF HUD						
GRANTEE: CHRISTOPHER E & KIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N10 W10 S10 E10$ W27 FGR= W12 S22 E12 N22$ S26 E13 FOP= S4 E18 N4 W18$ E32 N26$.

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	779.00	UT	1.40	1.40	60	0	0	3	60	654	
2	0130	CLFENCE 5	0	100	0	0	280.00	UT	5.50	5.50	40	1993	1993	3	40	616	

LAND DESCRIPTION

TOTAL OB/XF 1,270

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

REVIEW DATE 08/01/2025 BY TP Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/20/2025 BY SYS