

LOT 70 SPRINGFIELD ESTATES PHASE
ORB 755-1047, WD 1057-1108, WD 1

MIROV TRAIAN L/MIROV KATHLEEN L
513 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-470

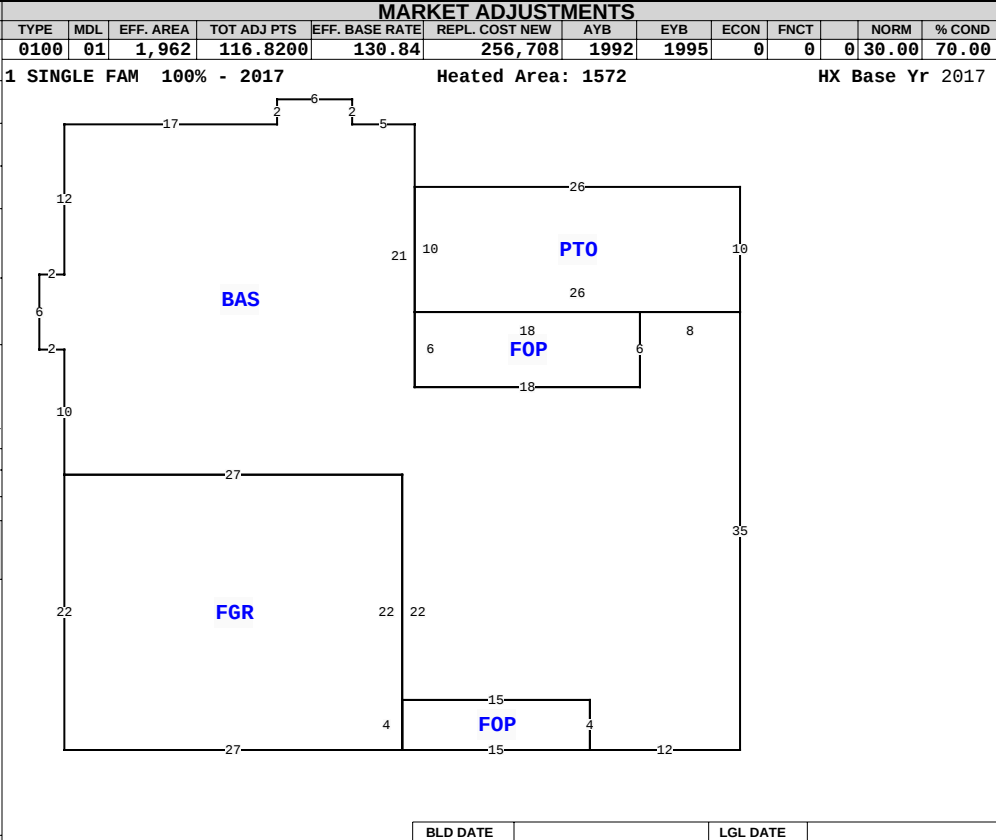


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,572	100		1,572	143,976
FGR	594	55		327	29,950
FOP	60	30		18	1,649
FOP	108	30		32	2,931
PTO	260	5		13	1,191

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	16	60	960.00	UT	2.00	2.00	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
5	0169	FENCE/WOOD	0	100	0	0	300.00	UT	7.50	7.50	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	

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	186.00	1.00	LT	



513 SW BRANDY WAY, LAKE CITY					XF DATE INC DATE					LAND DATE AG DATE		04/08/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
960.00	UT	2.00	2.00	100	0	0	3	100	1,920				
1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000				
512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336				
1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000				
300.00	UT	7.50	7.50	60	1993	1993	3	60	1,350				
1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			179,696
TOTAL MARKET OB/XF VALUE			21,806
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			229,502
SOH/AGL Deduction			78,762
ASSESSED VALUE			150,740
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			100,018
TOTAL JUST VALUE			229,502
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042874	Remodel	6,390	10/01/2021
11762	POOL	100	10/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1665	9/23/2016	WD	Q	I	01	120,000
GRANTOR: CAJR RENTALS LLC						
GRANTEE: TRAIAN L & KATHLEEN						
1229/0827	10/12/2011	WD	U	I	30	100
GRANTOR: ALTA IRENE HUPP TRUST						
GRANTEE: CAJR RENTALS LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W5 N2 W6 S2 W17 S12 W2 S6 E2S10 FGR= E27 S22 W27 N22\$ E27 S22 FOP= N4 E15 S4 W15\$N4 E15 S4E12 N35 PTO= N10 W26 S10 E26\$ W8 FOP= W18 S6 E18 N6\$ S6 W18N21\$.											