LOT 74 SPRINGFIELD ESTATES PHASE
ORB 741-1965, 853-883, 853-2250,

HEWLETT PRESTON F/HEWLETT TWILA M
427 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-474

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

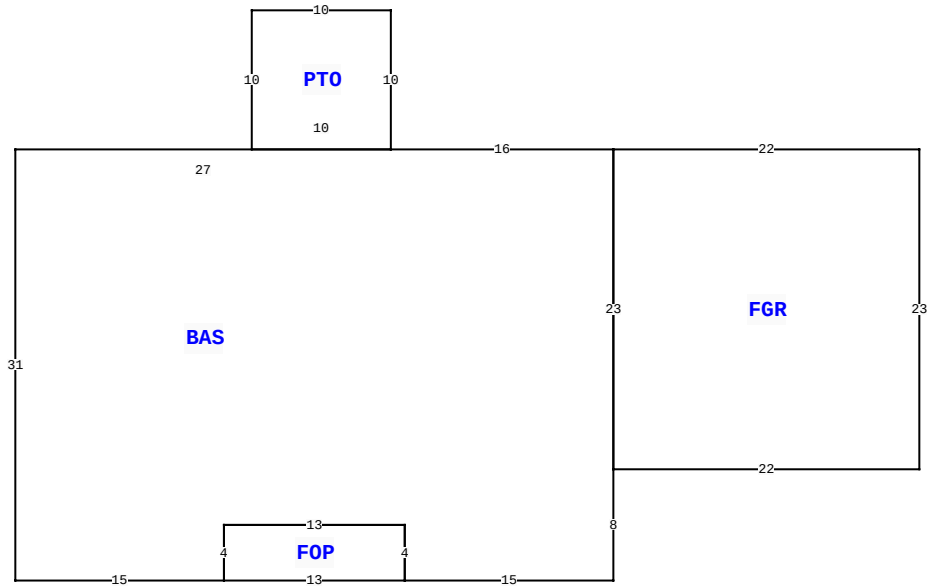
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,281	100		1,281	108,269
FGR	506	55		278	23,496
FOP	52	30		16	1,353
PTO	100	5		5	423
TOTALS	1,939			1,580	133,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	115.8300	129.73	204,973	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 1999 Heated Area: 1281 HX Base Yr 1999



427 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		133,540
TOTAL MARKET OB/XF VALUE		2,812
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		164,352
SOH/AGL Deduction		57,230
ASSESSED VALUE		107,122
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,400
TOTAL JUST VALUE		164,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,443

SALE:2:1: LOT 74, SPRINGFIELD ESTATES PHASE 3

SALE:1:1: LOT 74 SPRINGFIELD ESTATES

LAND:1:1: 0.51 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0853/0883	2/12/1998	WD	Q	I		71,500
GRANTOR: JARRELL						
GRANTEE: HEWLETT						
0741/1965	2/08/1991	WD	Q	I		62,500
GRANTOR: CRAWFORD CONST						
GRANTEE: MICHAEL JARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W10 S10 E10$ W27 S31 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N8 FGR= E22 N23 W22 S23$ N23$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	70	18	1,260.00	UT	2.00	2.00	60	1993	1993	3	60	1,512	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,812

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	118.00	186.00	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: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/20/2025 BY SYS