LOT 75 SPRINGFIELD ESTATES
PHASE 3. ORB 743-1904,
803-1908, 802-1910

ROBINSON LATOSHA NICOLE
405 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-475

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

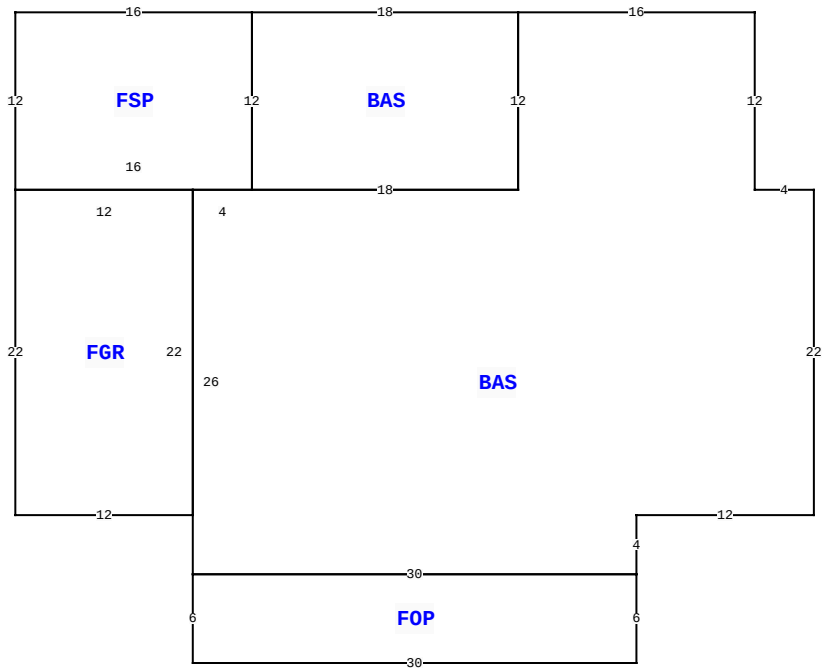
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	216	100		216	16,976
BAS	1,236	100		1,236	97,139
FGR	264	55		145	11,396
FOP	180	30		54	4,244
FSP	192	40		77	6,052
TOTALS	2,088			1,728	135,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,728	107.9568	120.91	208,932	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1452 HX Base Yr 2012



405 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		135,806
TOTAL MARKET OB/XF VALUE		3,602
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		167,408
SOH/AGL Deduction		60,706
ASSESSED VALUE		106,702
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,980
TOTAL JUST VALUE		167,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1224/1720	11/07/2011	WD	Q	I	01	89,000
GRANTOR: RANDALL SAMUEL ROBINS						
GRANTEE: LATOSHA NICOLE ROBI						
0803/1908	4/03/1995	PR	Q	I		62,000
GRANTOR: ANNE LEGREE ROSS ESTA						
GRANTEE: W RANDALL & ELIZABE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= W18 S12 E18 N12$ S12 W18 FSP= N12 W16 S12 E16$ W4 FGR= W12 S22 E12N22$ S26 FOP= S6 E30 N6 W30$E30 N4 E12 N22 W4 N12$.

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	65	10	650.00	UT	1.40	1.40	100	0	0	3	100	910	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	60	1993	1993	3	60	810	
3	0060	CARPORT F	0	100	16	24	384.00	UT	5.00	5.00	60	1993	1993	3	60	1,152	
4	0252	LEAN-TO W/	0	100	8	16	128.00	UT	2.00	2.00	60	1993	1993	3	60	154	
5	0294	SHED WOOD/	0	100	8	16	128.00	UT	7.50	7.50	60	1993	1993	3	60	576	

LAND DESCRIPTION

TOTAL OB/XF 3,602

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/MM	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