LOT 78 SPRINGFIELD ESTATES
PHASE 3. 747-886, 753-1123,
753-1123-1125, 754-1047, 817-

ROBERTS WILLIAM E/ROBERTS EMILY
329 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-478

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

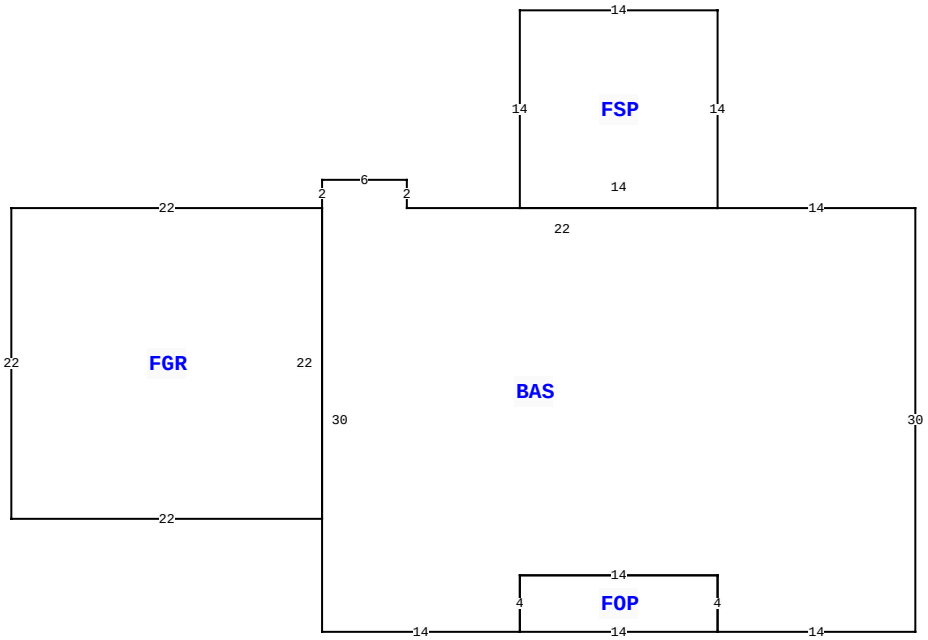
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,216	100		1,216	110,482
FGR	484	55		266	24,168
FOP	56	30		17	1,544
FSP	196	40		78	7,087
TOTALS	1,952			1,577	143,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,577	124.7994	139.78	220,433	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1216 HX Base Yr 2022



329 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		143,281
TOTAL MARKET OB/XF VALUE		2,987
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		174,268
SOH/AGL Deduction		26,787
ASSESSED VALUE		147,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,759
TOTAL JUST VALUE		174,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,268

SALE:3:1: LOT 78 SPRINGFIELD ESTATES PHASE 3

SALE:2:1: LOT 78 SPRINGFIELD ESTATES PHASE 3

LAND:1:1: 0.50 AC.

SALE:1:1: LOT 78 SPRINGFIELD ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1242	5/27/2020	WD	Q	I	01	140,000
GRANTOR: ANDREW R & SARAH A NI						
GRANTEE: WILLIAM E & EMILY R						
1343/0991	8/24/2017	WD	Q	I	01	116,900
GRANTOR: RANDALL B WATTS						
GRANTEE: ANDREW R & SARAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N14 W14 S14 E14$ W22 N2 W6 S2 FGR= W22 S22 E22 N22$ S30 E14 FOP= E14 N4 W14 S4$ N4 E14 S4 E14 N30$.

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	70	19	1,330.00	UT	1.40	1.40	100	0	0	3	100	1,862	
2	0120	CLFENCE 4	0	100	0	0	250.00	UT	4.50	4.50	100	1993	1993	3	100	1,125	

LAND DESCRIPTION

TOTAL OB/XF 2,987

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	116.00	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 11/19/2025 BY SYS