LOT 82 SPRINGFIELD ESTATES
PHASE 3. 747-1561, 849-1523,
899-2687, 989-1547, QC 1139-

CAMIEL STACY
225 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-482

BUILDING CHARACTERISTICS

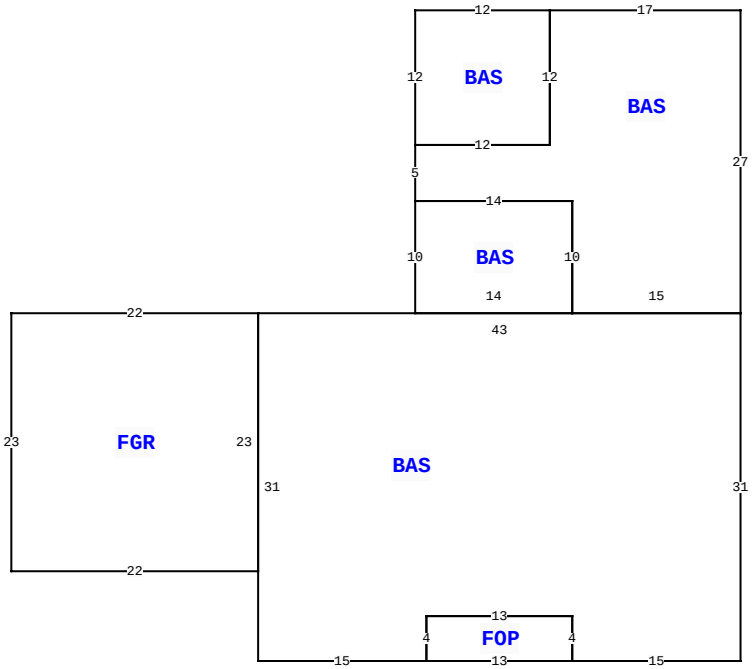
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	140	100		140	12,622
BAS	144	100		144	12,982
BAS	499	100		499	44,987
BAS	1,281	100		1,281	115,488
FGR	506	55		278	25,063
FOP	52	30		16	1,442
TOTALS	2,622			2,358	212,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	123.5520	138.38	326,300	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2020 Heated Area: 2064 HX Base Yr 2020



225 SW BRANDY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		212,584
TOTAL MARKET OB/XF VALUE		2,697
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		243,281
SOH/AGL Deduction		64,103
ASSESSED VALUE		179,178
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,456
TOTAL JUST VALUE		243,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,610

SALE:2:1: LOT 82, SPRINGFIELD ESTATES PHASE 3

LAND:1:1: 0.50 AC.

SALE:1:1: LOT 82 SPRINGFIELD ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31986	MAINT/ALTR	45	05/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1388/2494	7/11/2019	WD	Q	I	01	172,000
GRANTOR: JAMES B WEST						
GRANTEE: STACY CAMIEL						
1352/0896	1/22/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JAMES B WEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N27 W17 BAS= W12 S12 E12 N12$ S12 W12 S5 BAS= S10 E14 N10 W14$ E14 S10 E15$ BAS= W43 FGR= W22 S23 E22 N23$ S31 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N31$.

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	18	60	1,080.00	UT	1.40	1.40	100	0	0	3	100	1,512	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	70	1993	1993	3	70	945	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	60	1993	1993	3	60	240	

LAND DESCRIPTION

TOTAL OB/XF 2,697

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	160.00	150.00	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: 0.55 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/19/2025 BY SYS