

GRANTHAM MARY KAITLYN/RICE CHRISTOPHER LAWRENCE
199 SW BRANDY WAY
LAKE CITY, FL 32024

27-4S-16-03199-483

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 70

Exterior Wall31VINYL SID 30

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo15HARDTILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories01NONE 100

Architectual1. 100

Units05CONV 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC27416.0101.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS19610019619,859

BAS1,1441001,144115,913

FGR3005516516,718

FOP7230222,229

TOTALS1,7121,527154,719

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,527123.7260138.57211,596199320000026.8873.12

1 SINGLE FAM 100% - 2019Heated Area: 1340HX Base Yr 2019

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/08/2025MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 13

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE154,719

TOTAL MARKET OB/XF VALUE3,583

TOTAL LAND VALUE - MARKET28,000

TOTAL MARKET VALUE186,302

SOH/AGL Deduction57,030

ASSESSED VALUE129,272

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE78,550

TOTAL JUST VALUE186,302

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE188,587

SALE:2:1: LOT 83 SPRINGFIELD ESTATES PHASE IIII

LAND:1:1: 0.50 AC.

SALE:1:1: LOT 83 SPRINGFIELD PHASE IIII

PERMIT NUMDESCRIPTIONAMTISSUED

000041981Roof Replacement11,00005/21/2021

7759SFR35,00011/03/1993

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

1363/04326/22/2018WDQI01139,000

GRANTOR: BURCE WEST

GRANTEE: MARY K GANTHAM & CH

1220/26229/01/2011WDQI01100,000

GRANTOR: STEPHEN M JR & MICHEL

GRANTEE: BRUCE & MARIE WEST

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= N14 W14 S14 E14\$ W11 FGR= W15 S20 E15 N20\$ S28
FOP= S4 E18 N4 W18\$ E18\$4 E20 N32\$.

EXTRA FEATURES

199 SW BRANDY WAY, LAKE CITY

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT010000782.00UT1.501.501000031001,173

20294SHED WOOD/01001216192.00UT7.507.5070199319933701,008

30251LEAN TO W/0100916144.00UT3.003.007019931993370302

40120CLFENCE 40100001.00UT0.000.00100201420143100800

50252LEAN-TO W/0100001.00UT0.000.00100201420143100300

LAND DESCRIPTIONTOTAL OB/XF3,583

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100RSF/M45.00150.001.00LT1.001.001.0028,000.0028,000.0028,000

REVIEW DATE06/21/2021BYJSTotal Acres: 0.50Total Land Value: 28,000Market: 0Agricultural: 0Common: 28,000PRINTED 11/19/2025 BY SYS