LOT 85 SPRINGFIELD ESTATES PHASE
753-2028, 836-2305, 849-896, 852

JEFFERSON TRELESS R/JEFFERSON VONCHEA
145 SW BRANDY WAY
LAKE CITY, FL 32024

**2026**

**27-4S-16-03199-485**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

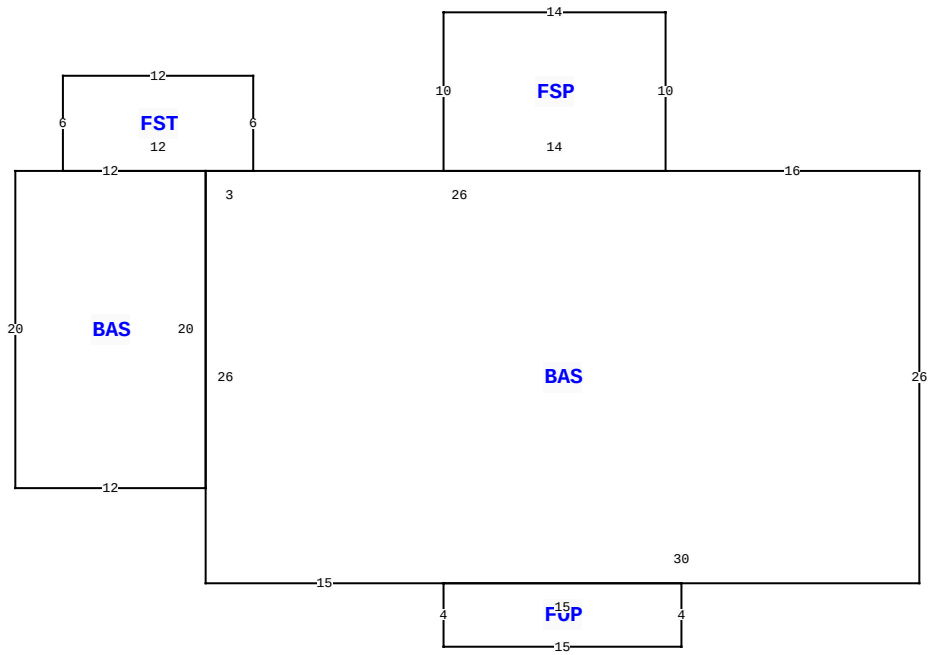
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 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 | 240 | 100 | | 240 | 29,746 |
| BAS | 1,170 | 100 | | 1,170 | 145,014 |
| FOP | 60 | 30 | | 18 | 2,231 |
| FSP | 140 | 40 | | 56 | 6,941 |
| FST | 72 | 55 | | 40 | 4,958 |
| TOTALS | 1,682 | | | 1,524 | 188,889 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,524 | 131.9472 | 147.78 | 225,217 | 1992 | 2010 | 0 | 0 | 0 | 16.13 | 83.87 |

1 SINGLE FAM 100% - 2022 Heated Area: 1410 HX Base Yr 2022




145 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 | | 188,889 |
| TOTAL MARKET OB/XF VALUE | | 4,944 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 221,833 |
| SOH/AGL Deduction | | 26,064 |
| ASSESSED VALUE | | 195,769 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 145,047 |
| TOTAL JUST VALUE | | 221,833 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 224,266 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1438/1940 | 5/27/2021 | WD | Q | I | 01 | 199,000 |
| GRANTOR: WILBUR SADIE R | | | | | | |
| GRANTEE: JEFFERSON TRELESS R | | | | | | |
| 1361/2512 | 6/06/2018 | WD | Q | I | 01 | 115,000 |
| GRANTOR: SHONA M MASSEY | | | | | | |
| GRANTEE: SADIE R WILBUR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 FSP= N10 W14 S10 E14$ W26 FST= N6 W12 S6 E12$ W3
BAS= W12 S20 E12 N20$ S26 E15 FOP= S4 E15 N4 W15$E30 N26$.

## 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 | 9 | 60 | 540.00 | UT | 2.00 | 2.00 | 100 | 0 | 0 | 3 | 100 | 1,080 | |
| 2 | 0251 | LEAN TO W/ | 0 | 100 | 8 | 16 | 128.00 | UT | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 100 | 384 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 16 | 160.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 10 | 39 | 390.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 780 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 200.00 | UT | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,944

| 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 | 145.00 | 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: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/19/2025 BY SYS