LOT 86 SPRINGFIELD ESTATES PHASE

757-1631, LE 1096-1638, DC 1176-

STLWFAR FOUNDATION CORPORATION
709 SW SHERLOCK TER
LAKE CITY, FL 32024

2026

27-4S-16-03199-486

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

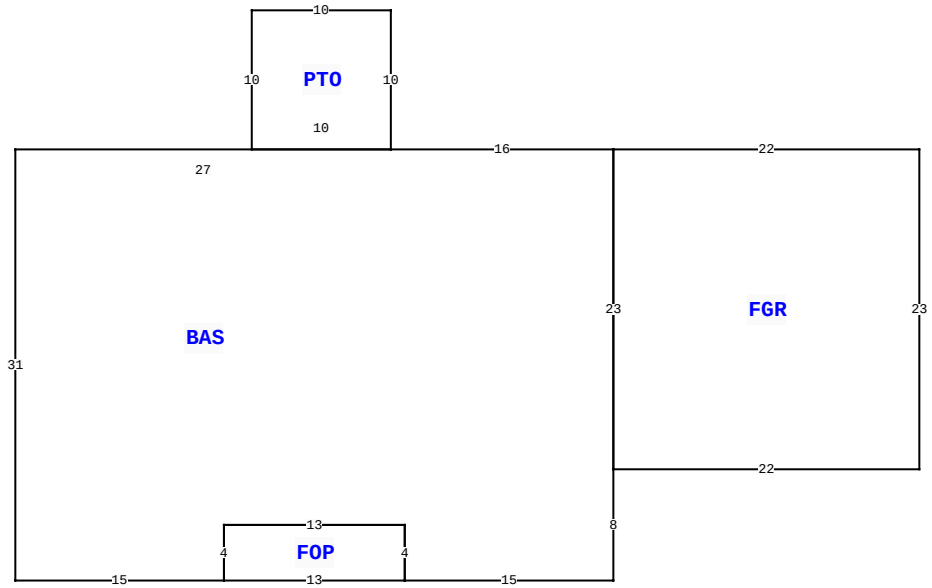
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,281	100		1,281	97,445
FGR	506	55		278	21,147
FOP	52	30		16	1,217
PTO	100	5		5	380
TOTALS	1,939			1,580	120,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	104.2470	116.76	184,481	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 0% - 2025 Heated Area: 1281 HX Base Yr



121 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	120,189
TOTAL MARKET OB/XF VALUE	3,540
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	151,729
SOH/AGL Deduction	0
ASSESSED VALUE	151,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,729
TOTAL JUST VALUE	151,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,611

SALE:1:1: LOT 86 SPRINGFIELD ESTATES PHASE 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/1585	3/18/2024	WD	U	I	11	100
GRANTOR: STLWFAR LLC						
GRANTEE: STLWFAR FOUNDATION						
1403/2645	1/22/2020	WD	U	I	11	100
GRANTOR: PAUL MAX & JOSEPHINA						
GRANTEE: STLWFAR LLC						

BUILDING NOTES

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	0	75	18	1,350.00	UT	1.40	1.40	100	0	0	3	100	1,890	
2	0294	SHED WOOD/	0	0	10	14	140.00	UT	7.50	7.50	50	1993	1993	3	50	525	
3	0120	CLFENCE 4	0	0	0	0	150.00	UT	7.50	7.50	100	2007	2007	3	100	1,125	

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W10 S10 E10$ W27 S31 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N8 FGR= E22 N23 W22 S23$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 3,540

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	0		RSF/MI	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