LOT 1 SPRINGFIELD ESTATES PHASE
719-052, 735-389, DC 914-585, QC

BP PROPERTIES GROUP LLC
485 SW WINTHROP PL
FT WHITE, FL 32038

2026

27-4S-16-03199-301

BUILDING CHARACTERISTICS

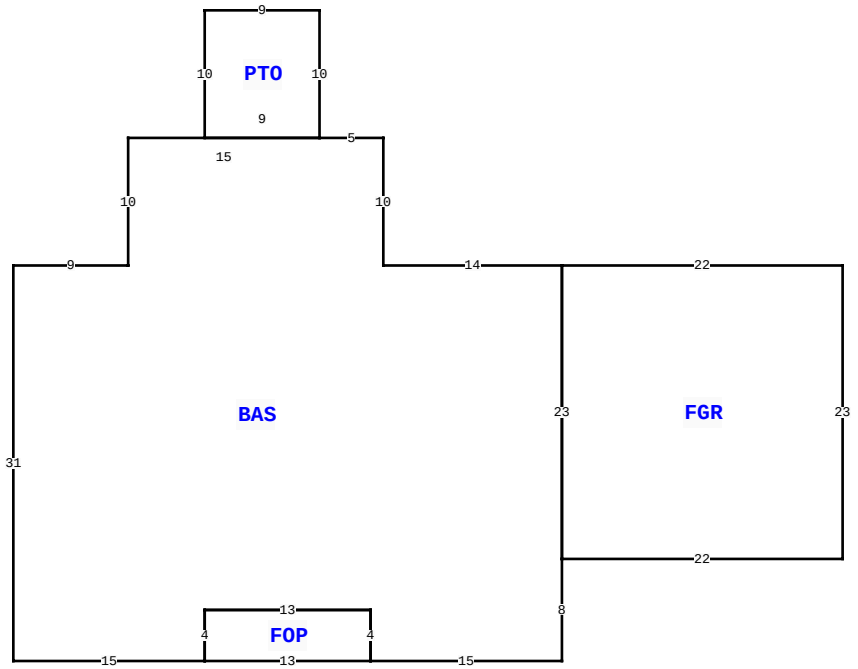
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,481	100		1,481	135,950
FGR	506	55		278	25,519
FOP	52	30		16	1,468
PTO	90	5		4	367
TOTALS	2,129			1,779	163,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	125.8000	140.90	250,661	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 0% - 2022 Heated Area: 1481 HX Base Yr



128 SW CAMDEN PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	163,306
TOTAL MARKET OB/XF VALUE	2,430
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	193,736
SOH/AGL Deduction	0
ASSESSED VALUE	193,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,736
TOTAL JUST VALUE	193,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1920	1/04/2021	WD	Q	I	01	155,000
GRANTOR: SHAW STEVEN R						
GRANTEE: BP PROPERTIES GROUP						
1248/1380	9/28/2010	QC	U	I	11	100
GRANTOR: RUTH BOURDON						
GRANTEE: STEVEN R SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N10 W5 PTO= N10 W9S10E9$ W15 S10 W9 S31 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N8 FGR= E22 N23 W22 S23$ N23$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
2	0166	CONC,PAVMT	0	0	9	50	450.00	UT	1.40	1.40	100	0	0	3	100	630	

LAND DESCRIPTION

TOTAL OB/XF 2,430

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/MH	100.00	218.00	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 06/08/2026 BY SYS