LOT 47 SPRINGFIELD ESTATES PHASE

753-702, 857-1719, 890-2384,

FEDERMEYER FRANK T/FEDERMEYER SANDRA L
122 SW BRANDY WAY
LAKE CITY, FL 32024

2027

27-4S-16-03199-447

BUILDING CHARACTERISTICS

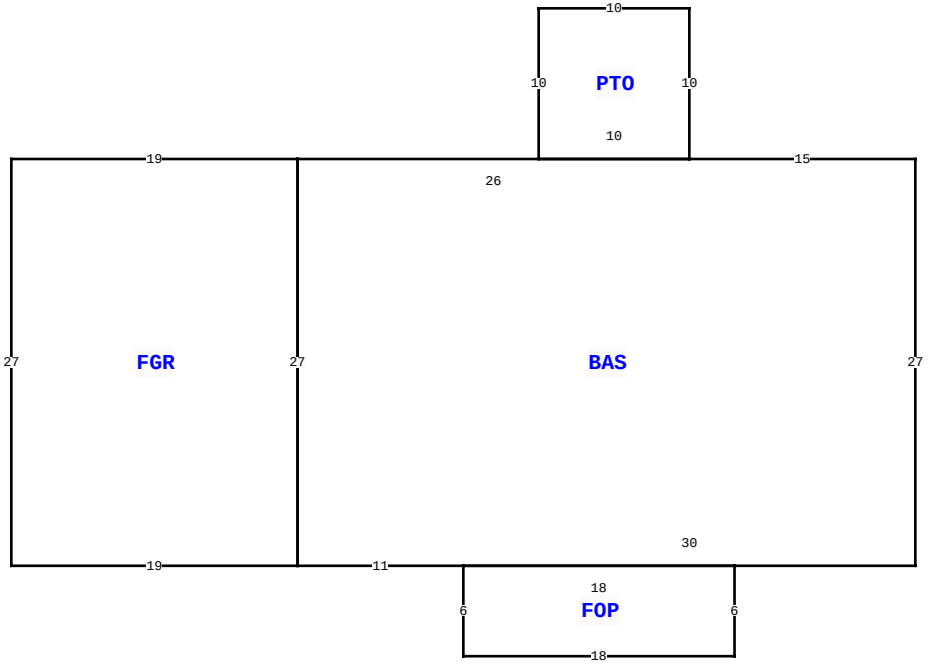
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,107	100		1,107	109,958
FGR	513	55		282	28,011
FOP	108	30		32	3,179
PTO	100	5		5	497
TOTALS	1,828			1,426	141,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,426	129.0000	141.90	202,349	1991	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2022 Heated Area: 1107 HX Base Yr 2022



122 SW BRANDY WAY, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	52	10	520.00	UT	1.50	1.50	100	0	0	3	100	780	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0166	CONC,PAVMT	0	100	3	30	90.00	UT	2.00	2.00	80	1993	1993	3	80	144	
5	0169	FENCE/WOOD	0	100	0	0	30.00	UT	7.50	7.50	20	1993	1993	3	20	45	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	141,644
TOTAL MARKET OB/XF VALUE	2,469
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	172,113
SOH/AGL Deduction	57,607
ASSESSED VALUE	114,506
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	63,095
TOTAL JUST VALUE	172,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,689

SALE:1:1: LOT 47 SPRINGFIELD ESTATES PHASE III

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1412	3/01/2021	WD	Q	I	01	166,000
GRANTOR: LOVE ALEXANDRA N						
GRANTEE: FEDERMEYER FRANK T						
1295/0434	5/22/2015	WD	Q	I	01	86,500
GRANTOR: GEORGE & BRANDI VITTU						
GRANTEE: ALEXANDRA N LOVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N10 W10 S10 E10$ W26 FGR= W19 S27 E19 N27$ S27 E11 FOP= S6 E18 N6 W18$ E30 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,469

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	148.00	151.00	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: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS