LOT 48 SPRINGFIELD ESTATES PHASE
784-1871, 1873, 860-391, WD 1036

STEBBINS HALEY M/HERRIN GARRETT L
148 SW BRANDY WAY
LAKE CITY, FL 32024

2027

27-4S-16-03199-448

BUILDING CHARACTERISTICS

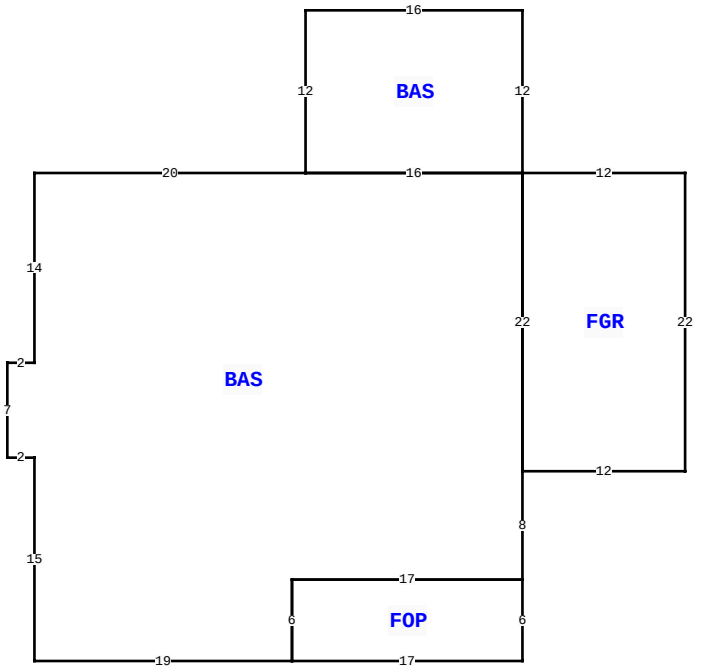
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	192	100		192	20,320
BAS	1,208	100		1,208	127,850
FGR	264	55		145	15,347
FOP	102	30		31	3,281
TOTALS	1,766			1,576	166,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	121.7880	133.97	211,137	1993	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2020 Heated Area: 1400 HX Base Yr 2020



148 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	0166	CONC,PAVMT	0	100	0	0	966.00	UT	1.50	1.50	100	0	0	3	100	1,449	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
5	0070	CARPORT UF	0	100	20	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,798
TOTAL MARKET OB/XF VALUE		4,249
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		199,047
SOH/AGL Deduction		45,839
ASSESSED VALUE		153,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,797
TOTAL JUST VALUE		199,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,072

SALE:3:1: DEVELOPER TO DEVELOPER

SALE:2:1: LOT 48 SPRINGFIELD ESTATES PHASE III

SALE:1:1: LOT 48 SPRINGFIELD ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7757	SFR	36,000	11/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1390/2438	8/09/2019	WD	Q	I	01	149,000
GRANTOR: ROBERT G & WINDI GARR						
GRANTEE: HALEY M STEBBINS &						
1156/1770	8/12/2008	WD	Q	I	03	64,500
GRANTOR: GREGORY & TELINA M WI						
GRANTEE: ROBERT G & WINDI GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S14 W2 S7 E2 S15 E19FOP= E17 N6 W17 S6$ N6 E17
N8FGR= E12 N22 W12 S22$ N22 BAS= N12 W16 S12 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 4,249

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	144.00	152.00	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 11/17/2026 BY SYS