LOT 49 SPRINGFIELD ESTATES PHASE

ORB 754-1272, 840-1794, 847-2180

ENGELHARDT BEVERLY J
172 SW BRANDY WAY
LAKE CITY, FL 32024

2027

27-4S-16-03199-449

BUILDING CHARACTERISTICS

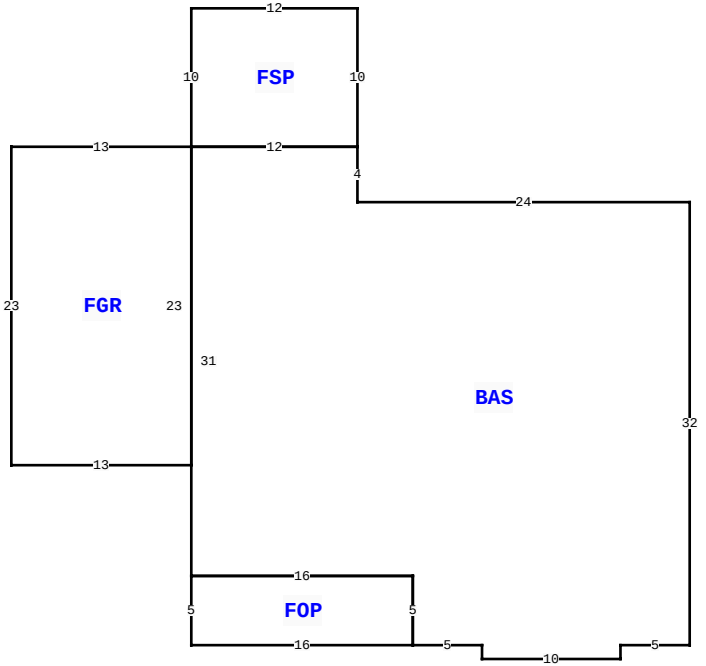
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	1,130	100		1,130	98,645
FGR	299	55		164	14,317
FOP	80	30		24	2,095
FSP	120	40		48	4,190
TOTALS	1,629			1,366	119,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,366	115.8560	127.44	174,083	1991	1995	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2006 Heated Area: 1130 HX Base Yr 2006



172 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	10	68	1.00	UT	0.00	0.00	100	0	0	3	100	952	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
3	0070	CARPORT UF	0	100	18	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	119,247
TOTAL MARKET OB/XF VALUE	2,252
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	149,499
SOH/AGL Deduction	48,250
ASSESSED VALUE	101,249
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	49,838
TOTAL JUST VALUE	149,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,670

SALE:4:1: LOT 49 SPRINGFIELD ESTATES PHASE 3

SALE:3:1: LOT 49 SPRINGFIELD ESTATES

SALE:2:1: LOT 49 SPRINGFIELD ESTATES

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1042/2080	3/22/2005	WD	Q	I		93,500
GRANTOR: BRENT D & AMANDA J HA						
GRANTEE: BEVERLY J ENGELHARD						
0855/0079	2/26/1998	WD	Q	I	01	57,000
GRANTOR: HOUSING & URBAN DEVEL						
GRANTEE: BRENT & AMANDA HAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N4 FSP= N10 W12 S10 E12$ W12 FGR= W13 S23 E13 N23$ S31 FOP= S5 E16 N5 W16$ E16 S5 E5 S1 E10 N1 E5 N32$.

LAND DESCRIPTION

TOTAL OB/XF 2,252

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	44.00	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