LOT 54 SPRINGFIELD ESTATES PHASE
759-2014, 763-302, 975-532, WD 1

BLALOCK JULIANNE
288 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-454

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

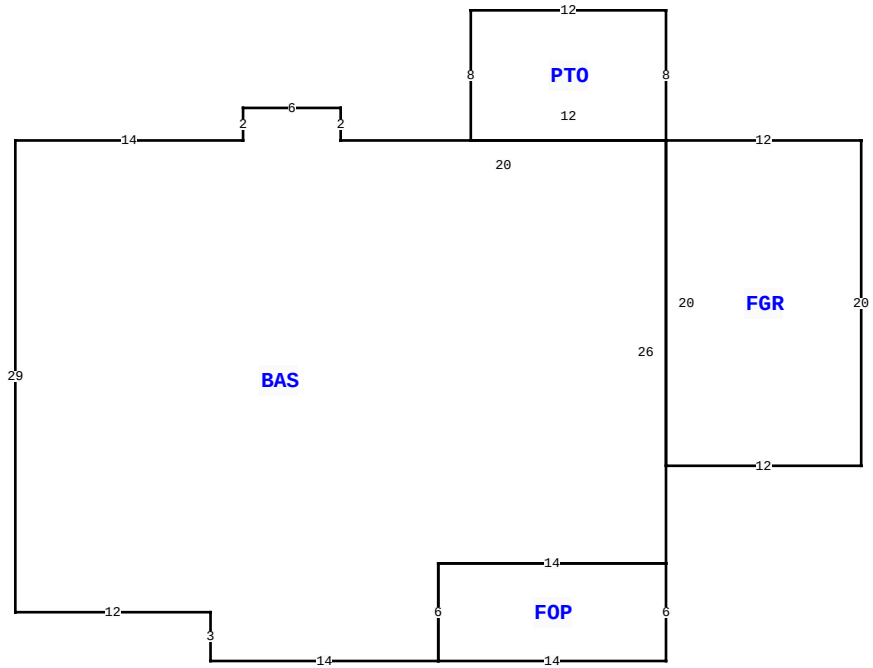
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,172	100		1,172	111,107
FGR	240	55		132	12,514
FOP	84	30		25	2,370
PTO	96	5		5	474
TOTALS	1,592			1,334	126,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,334	127.9200	143.27	191,122	1992	1992	0	0	0	33.83	66.17

1 SINGLE FAM 100% - 2022 Heated Area: 1172 HX Base Yr 2022



288 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		126,465
TOTAL MARKET OB/XF VALUE		2,488
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		156,953
SOH/AGL Deduction		17,919
ASSESSED VALUE		139,034
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,623
TOTAL JUST VALUE		156,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32218	MAINT/ALTR	25	08/19/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/2698	12/16/2021	WD	Q	I	01	130,000
GRANTOR: RIVERA HENRY						
GRANTEE: BLALOCK JULIANNE						
1328/0938	12/14/2016	WD	Q	I	01	99,000
GRANTOR: DAPHNE W SISTRUNK & C						
GRANTEE: HENRY RIVERA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N8 W12 S8E12$ BAS= W20 N2 W6 S2 W14 S29 E12 S3 E14 FOP= N6 E14 S6 W14$ N6 E14 N26FGR= E12S20 W12 N20$.

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	66	660.00	UT	1.40	1.40	100	0	0	3	100	924	
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	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	320.00	UT	4.50	4.50	60	1993	1993	3	60	864	

LAND DESCRIPTION

TOTAL OB/XF 2,488

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	118.00	185.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 01/07/2022 BY CP Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 03/27/2026 BY SYS