LOT 55 SPRINGFIELD ESTATES PHASE
765-1759, 775-1346, PB 971-2763,

MCJUNKIN LUKE C
308 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-455

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

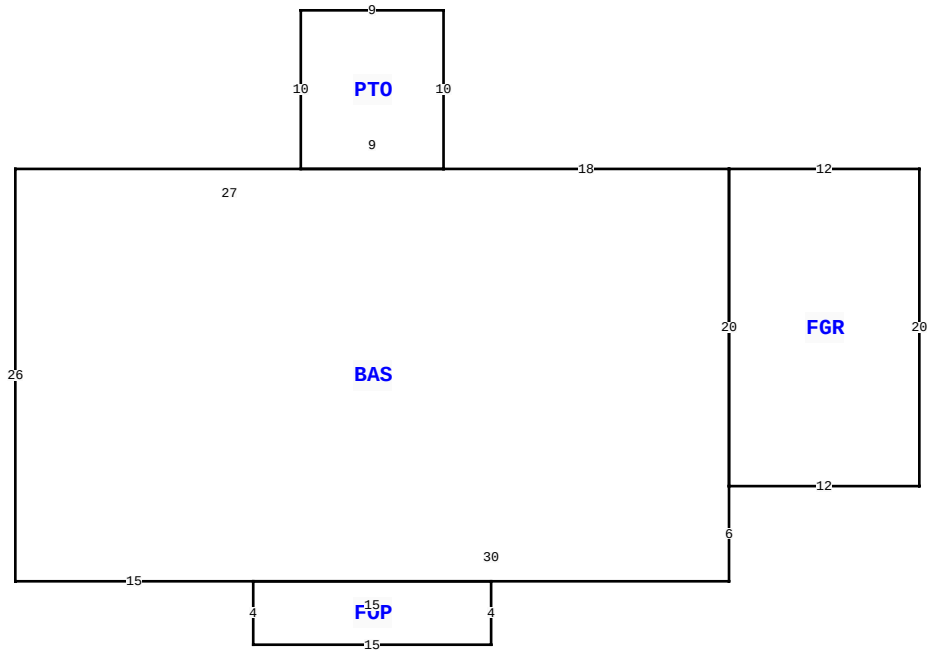
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,170	100		1,170	120,939
FGR	240	55		132	13,645
FOP	60	30		18	1,861
PTO	90	5		4	413
TOTALS	1,560			1,324	136,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,324	124.1000	138.99	184,023	1992	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2026 Heated Area: 1170 HX Base Yr 2026



308 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		136,858
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		167,658
SOH/AGL Deduction		0
ASSESSED VALUE		167,658
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,247
TOTAL JUST VALUE		167,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1458/2695	2/01/2022	WD	U	I	30	100
GRANTOR: MCJUNKIN TIFFANY N						
GRANTEE: MCJUNKIN LUKE C						
1383/1527	4/19/2019	QC	U	I	30	37,500
GRANTOR: LUKE C MCJUNKIN						
GRANTEE: LUKE C & TIFFANY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N10 W9 S10 E9$W27 S26 E15 FOP= S4 E15 N4 W15$ E30 N6 FGR= E12 N20 W12 S20$ 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	60	10	600.00	UT	2.00	2.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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 07/19/2019 BY KR Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 03/27/2026 BY SYS