LOT 56 SPRINGFIELD ESTATES PHASE
750-1017,

PHILLIPS BOBBY D/PHILLIPS TERESA
332 SW BRANDY WAY
LAKE CITY, FL 32024

2027

27-4S-16-03199-456

BUILDING CHARACTERISTICS

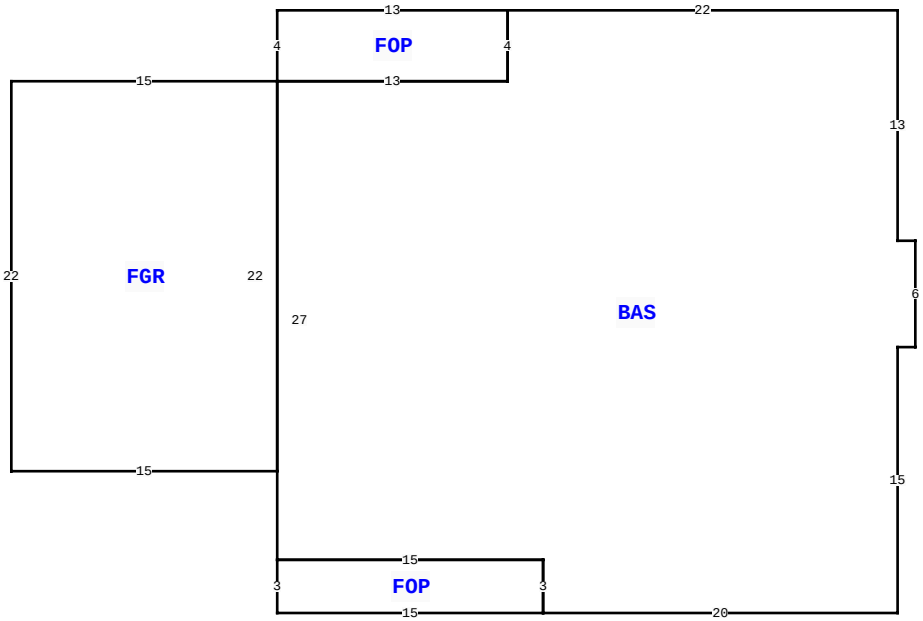
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,099	100		1,099	92,251
FGR	330	55		182	15,277
FOP	45	30		14	1,175
FOP	52	30		16	1,343
TOTALS	1,526			1,311	110,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,311	117.4000	129.14	169,303	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1099 HX Base Yr



332 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	70	9	630.00	UT	1.40	1.40	100	0	0	3	100	882	
2	0252	LEAN-TO W/	0	100	24	24	576.00	UT	2.50	2.50	30	1993	1993	3	30	432	
3	0294	SHED WOOD/	0	100	13	5	65.00	UT	2.50	2.50	50	1994	1994	3	50	81	
4	0120	CLFENCE 4	0	100	0	0	170.00	UT	4.50	4.50	60	1993	1993	3	60	459	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,047
TOTAL MARKET OB/XF VALUE		2,654
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		140,701
SOH/AGL Deduction		46,155
ASSESSED VALUE		94,546
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,135
TOTAL JUST VALUE		140,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0750/1017	9/18/1991	WD	Q	I		52,400

GRANTOR: DAUGHTRY-CRAWFORD

GRANTEE: BOBBY PHILLIPS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W13 S4 E13 N4$ S4 W13 FGR= W15 S22 E15 N22$ S27
FOP= S3 E15 N3 W15 $ E15 S3 E20 N15 E1 N6 W1 N13$.

LAND DESCRIPTION

TOTAL OB/XF 2,654

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	20.00	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: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS