LOT 57 SPRINGFIELD ESTATES PHASE
ORB 747-911, WD 1046-1234. WD 10

CURTIS SHELDON A/CURTIS TIFFANY M
356 SW BRANDY WAY
LAKE CITY, FL 32024

2027

27-4S-16-03199-457

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 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		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	06	06
DOR CODE	0100	SINGLE FAMILY

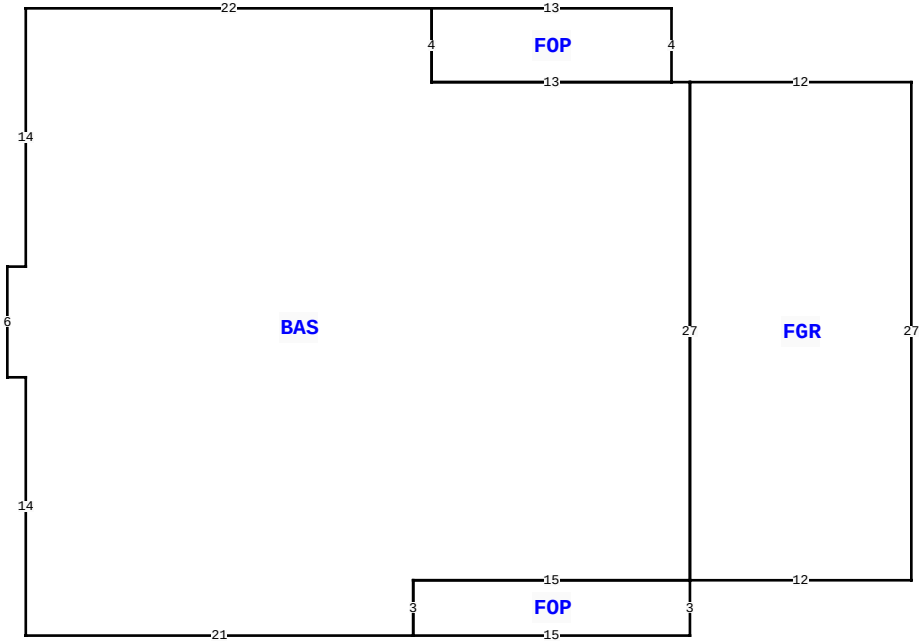
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 27416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,129	100		1,129	113,827
FGR	324	55		178	17,946
FOP	45	30		14	1,411
FOP	52	30		16	1,613
TOTALS	1,550			1,337	134,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	132.3504	145.59	194,654	1991	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2009 Heated Area: 1129 HX Base Yr 2009



356 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	9	50	450.00	UT	1.40	1.40	100	0	0	3	100	630	
2	0120	CLFENCE 4	0	100	0	0	380.00	UT	4.50	4.50	60	1993	1993	3	60	1,026	
3	0296	SHED METAL	0	100	0	0	144.00	UT	12.00	12.00	100	2007	2007	3	100	1,728	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,798
TOTAL MARKET OB/XF VALUE		3,384
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		166,182
SOH/AGL Deduction		48,903
ASSESSED VALUE		117,279
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,868
TOTAL JUST VALUE		166,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,626

SALE:1:1: LOT 57, SPRINGFIELD ESTATES PHASE 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/1237	2/01/2008	WD	Q	I		135,000
GRANTOR: JACK & JOAN THORPE						
GRANTEE: SHELDON & TIFFANY C						
1085/1591	6/01/2006	WD	Q	I		148,000
GRANTOR: CHRISTOPHER & TERSA W						
GRANTEE: JACK & JOAN THORPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S14 W1 S6 E1 S14 E21FOP= E15 N3 W15 S3$ N3 E15 FGR= E12 N27 W12 S27$ N27 W1FOP= N4 W13 S4 E13$ W13 N4$.

LAND DESCRIPTION

TOTAL OB/XF 3,384

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	120.00	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