LOT 59 SPRINGFIELD ESTATES PHASE
ORB 747-2098 & WD 1201-2676,

WILLIAMS ALICE E/WILLIAMS PHILLIP J
400 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-459

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

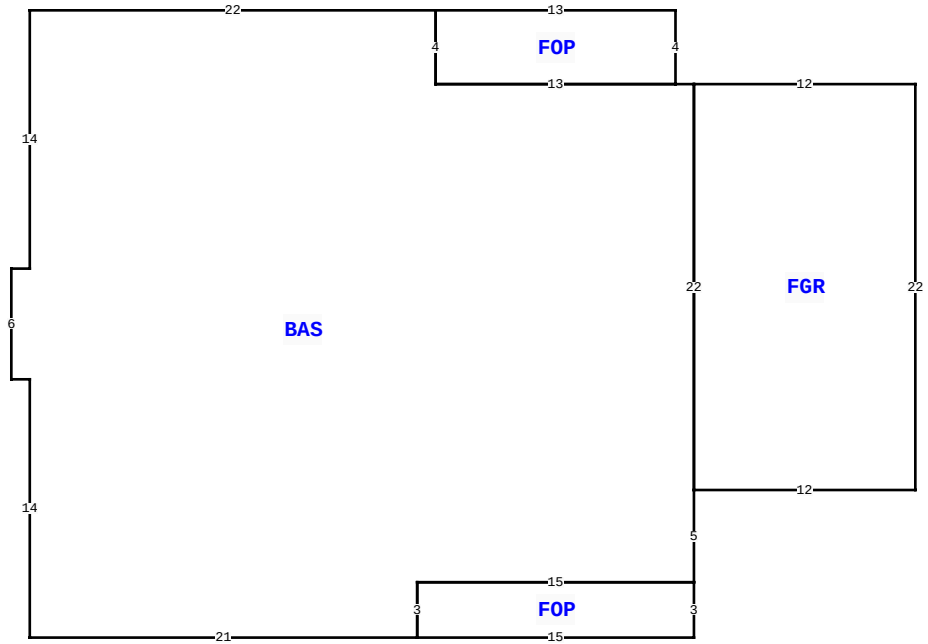
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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	1,129	100		1,129	96,386
FGR	264	55		145	12,379
FOP	45	30		14	1,196
FOP	52	30		16	1,366
TOTALS	1,490			1,304	111,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,304	117.0000	131.04	170,876	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2011 Heated Area: 1129 HX Base Yr 2011



400 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		111,326
TOTAL MARKET OB/XF VALUE		2,814
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		142,140
SOH/AGL Deduction		52,065
ASSESSED VALUE		90,075
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,664
TOTAL JUST VALUE		142,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1201/2676	9/22/2010	WD	U	I	16	100
GRANTOR: ALICE E RICHARDSON						
GRANTEE: ALICE E RICHARDSON						
0747/2098	6/26/1991	WD	Q	I		51,700
GRANTOR: DAUGHTRY-CRAWFORD						
GRANTEE: ALICE WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S14 W1 S6 E1 S14 E21FOP= E15 N3 W15 S3$ N3 E15 N5
FGR= E12 N22 W12 S22 $ N22W1 FOP= N4 W13 S4 E13$ W13 N4$.

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	69	9	621.00	UT	1.40	1.40	100	0	0	3	100	869	
2	0120	CLFENCE 4	0	100	0	0	280.00	UT	4.50	4.50	75	1993	1993	3	75	945	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,814

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/MU	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 03/27/2026 BY SYS