LOT 60 SPRINGFIELD ESTATES PHASE

752-442, 890-2044, WD 1302-2290,

GRIFFIN CATHY/PASSBERGER JOAN A
422 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-460

BUILDING CHARACTERISTICS

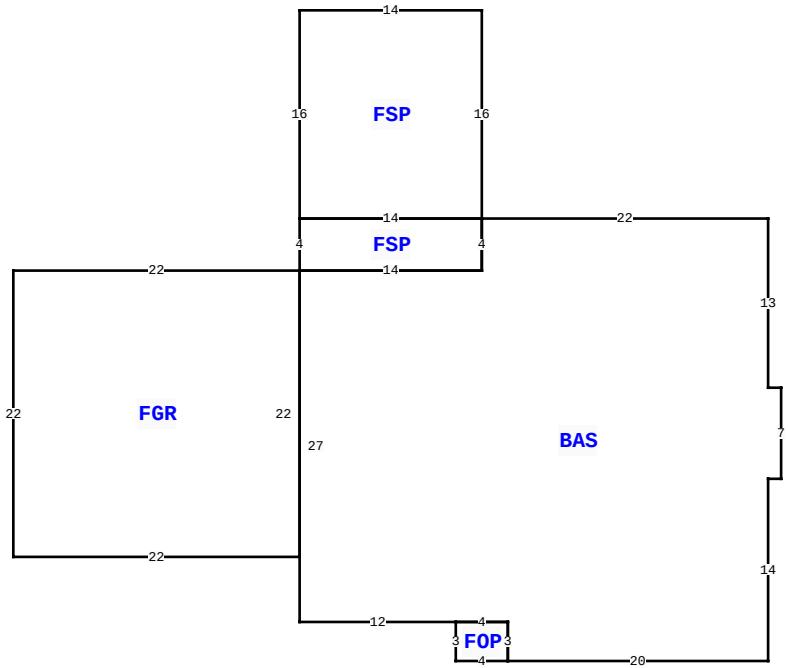
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,127	100		1,127	131,092
FGR	484	55		266	30,941
FOP	12	30		4	465
FSP	56	40		22	2,559
FSP	224	40		90	10,469
TOTALS	1,903			1,509	175,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	123.8280	138.69	209,283	1991	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2025 Heated Area: 1127 HX Base Yr 2025



422 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	60	17	1,020.00	UT	1.40	1.40	100	0	0	3	100	1,428	
2	0296	SHED METAL	0	100	12	12	144.00	UT	12.00	12.00	100	2007	2007	3	100	1,728	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,526
TOTAL MARKET OB/XF VALUE		4,656
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		208,182
SOH/AGL Deduction		68,895
ASSESSED VALUE		139,287
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		37,876
TOTAL JUST VALUE		208,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,442

PB 1428-302 APPTS JOE MARKHAM AS PR FOR USINA NOTO

LAND:1:1: 0.51 AC

SALE:1:1: LOT 60 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
1569/2027	6/01/2026	WD	Q	I	01	240,000
GRANTOR: SCHULTZ CINDY						
GRANTEE: GRIFFIN CATHY						
1509/2668	3/04/2024	WD	Q	I	01	245,000
GRANTOR: NOTON THOMAS A						
GRANTEE: SCHULTZ MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N16 W14 S16 E14$ FSP= W14 S4 E14N4$ S4 W14 FGR= W22 S22 E22N22$ S27E12 FOP= S3 E4 N3 W4$ E4 S3 E20 N14 E1 N7 W1 N13$.

LAND DESCRIPTION

TOTAL OB/XF 4,656

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	186.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 03/12/2024 BY TP Total Acres: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/11/2026 BY SYS