LOT 61 SPRINGFIELD ESTATES PHASE
753-1571, 789-502, 848-063, 868-

STLWFAR FOUNDATION CORPORATION
709 SW SHERLOCK TER
LAKE CITY, FL 32024

2026

27-4S-16-03199-461

COLUMBIA COUNTY PROPERTY

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	12	MODULAR MT 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		N/A 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

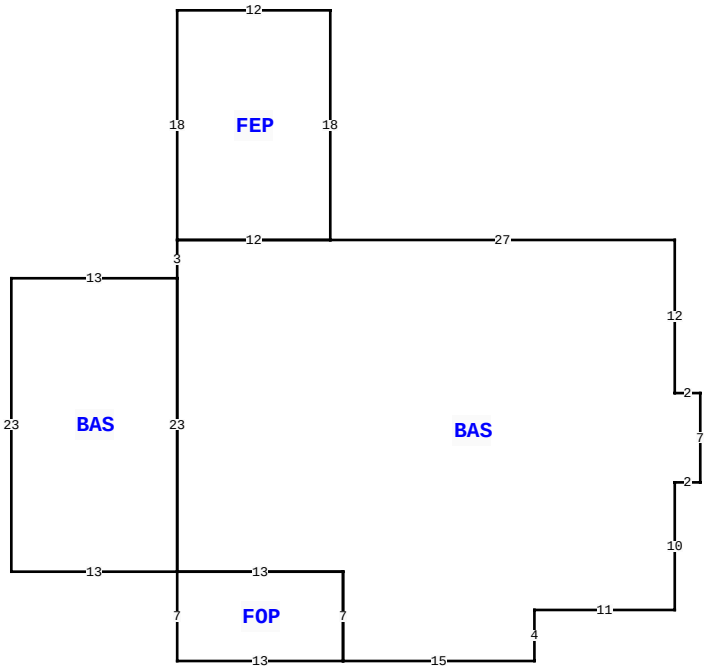
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 27416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	299	100		299	25,815
BAS	1,166	100		1,166	100,672
FEP	216	80		173	14,937
FOP	91	30		27	2,331
TOTALS	1,772			1,665	143,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,665	118.6000	132.83	221,162	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1465 HX Base Yr



446 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	143,755
TOTAL MARKET OB/XF VALUE	3,046
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	174,801
SOH/AGL Deduction	0
ASSESSED VALUE	174,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,801
TOTAL JUST VALUE	174,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052258	Roof Replacement	10,200	02/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1585	3/18/2024	WD	U	I	11	100
GRANTOR: STLWFAR LLC						
GRANTEE: STLWFAR FOUNDATION						
1403/2645	1/22/2020	WD	U	I	11	100
GRANTOR: PAUL MAX & JOSEPHINA						
GRANTEE: STLWFAR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= N18 W12 S18 E12$ W12 S3 BAS= W13 S23 E13N23$ S23FOP= E13 S7 W13 N7$E13 S7E15 N4 E11 N10 E2 N7 W2 N12$.

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	0	10	63	630.00	UT	2.00	2.00	100	0	0	3	100	1,260	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	0	12	14	168.00	UT	7.50	7.50	75	1993	1993	3	75	945	
4	0120	CLFENCE 4	0	0	0	0	190.00	UT	4.50	4.50	75	1993	1993	3	75	641	

LAND DESCRIPTION

TOTAL OB/XF 3,046

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	0		RSF/MM	120.00	186.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 02/17/2025 BY jerry Total Acres: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 03/27/2026 BY SYS