LOT 62 SPRINGFIELD ESTATES PHASE
758-129, DC 1567-4

BROOKER TERESA L
468 SW BRANDY WAY
LAKE CITY, FL 32024-9815

2027

27-4S-16-03199-462

BUILDING CHARACTERISTICS

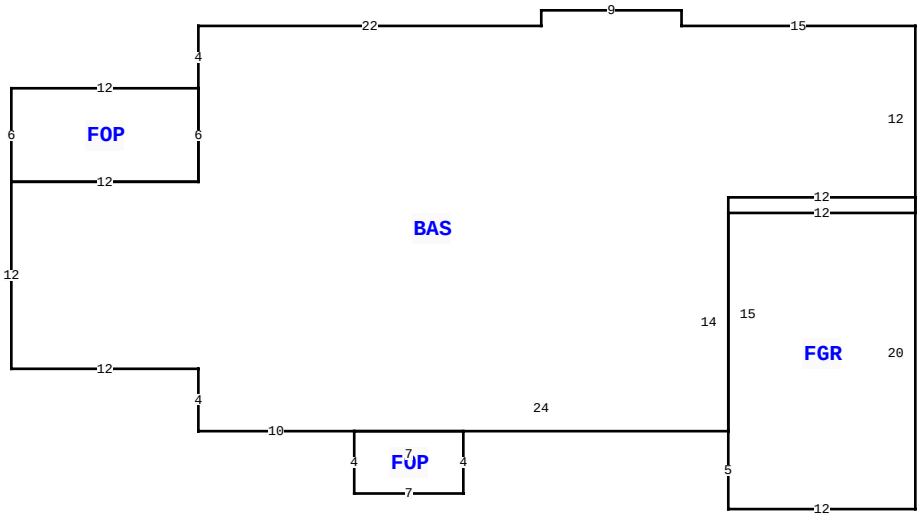
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	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	1,181	100		1,181	104,546
FGR	240	55		132	11,685
FOP	28	30		8	709
FOP	72	30		22	1,947
TOTALS	1,521			1,343	118,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,343	123.8076	136.19	182,903	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1181 HX Base Yr



468 SW BRANDY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	118,887
TOTAL MARKET OB/XF VALUE	2,880
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	149,767
SOH/AGL Deduction	55,527
ASSESSED VALUE	94,240
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	42,829
TOTAL JUST VALUE	149,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0758/0129	3/24/1992	WD	U	I		58,000

GRANTOR: DAUGHTRY-CRAWFORD

GRANTEE: STEVEN BROOKER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N1 W9 S1 W22 S4 FOP= W12 S6 E12 N6$ S6 W12 S12 E12 S4 E10FOP= E7 S4 W7 N4$E24 FGR= S5 E12 N20 W12 S15$ N14 E12 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	100	10	50	500.00	UT	1.40	1.40	100	0	0	3	100	700	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	168.00	UT	7.50	7.50	50	1993	1993	3	50	630	
4	0258	PATIO	0	100	10	10	100.00	UT	3.50	3.50	100	2007	2007	3	100	350	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	186.00	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