LOT 63 SPRINGFIELD ESTATES PHASE
753-1176, 797-2276, 984-237, 989

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

2027

27-4S-16-03199-463

BUILDING CHARACTERISTICS

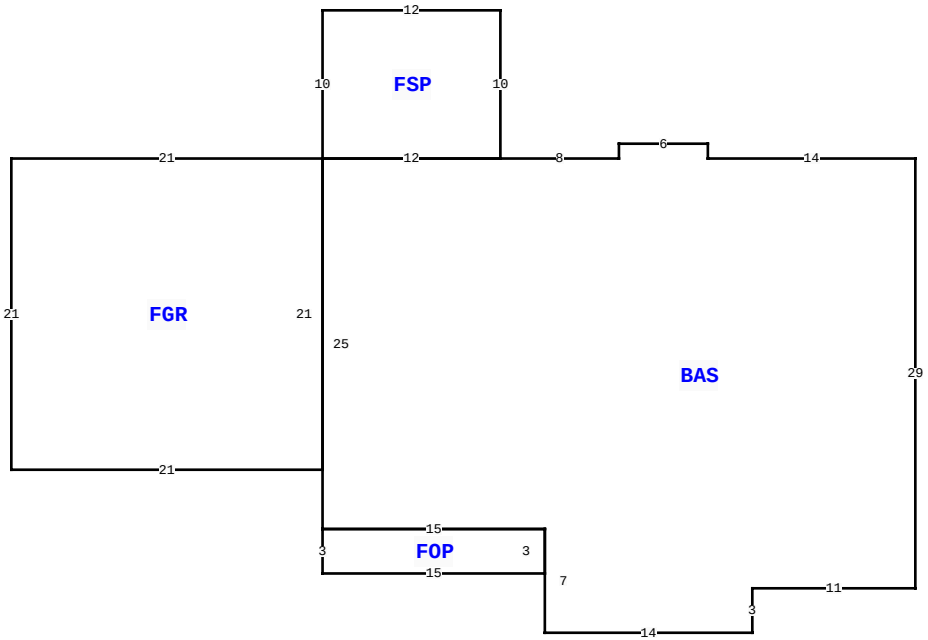
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,148	100		1,148	87,230
FGR	441	55		243	18,464
FOP	45	30		14	1,064
FSP	120	40		48	3,647
TOTALS	1,754			1,453	110,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,453	106.0290	116.63	169,463	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 0% - 2026 Heated Area: 1148 HX Base Yr



490 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	0	66	16	1.00	UT	0.00	0.00	100	0	0	3	100	1,478	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,405
TOTAL MARKET OB/XF VALUE	2,678
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	141,083
SOH/AGL Deduction	0
ASSESSED VALUE	141,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,083
TOTAL JUST VALUE	141,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2571	7/03/2025	WD	U	I	11	100
GRANTOR: REDMOND CHRISTIAN SCH						
GRANTEE: STLWFAR FOUNDATION						
1446/2289	9/03/2021	QC	U	I	11	100
GRANTOR: CHIU JESSE CHI KAY						
GRANTEE: REDMOND-CHRISTIAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N1 W6 S1 W8 FSP= N10 W12 S10 E12$ W12 FGR= W21 S21 E21 N21$ S25 FOP= S3E15 N3 W15$ E15 S7 E14 N3 E11 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,678

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/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