LOT 66 SPRINGFIELD ESTATES PHASE
ORB 778-211, 817-520, 982-1891,

LARSEN MICHELLE T/PARKER DOUGLAS JASON
355 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2027

27-4S-16-03199-466

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	14	PREFIN 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	04	AIR DUCTED 100
Bedrooms		4 100
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/

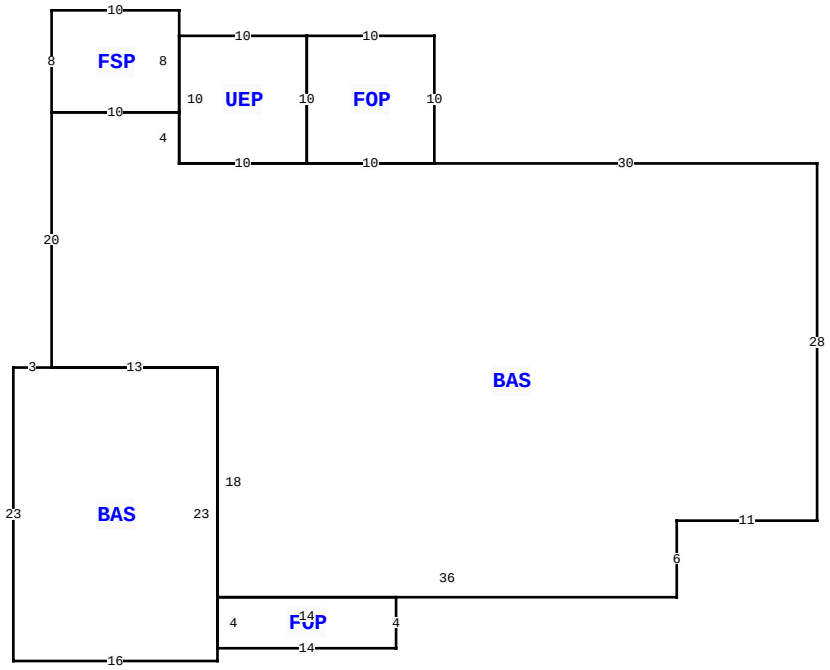
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100		368	31,994
BAS	1,780	100		1,780	154,753
FOP	56	30		17	1,478
FOP	100	30		30	2,608
FSP	80	40		32	2,782
UEP	100	60		60	5,217
TOTALS	2,484			2,287	198,833

548 SW BRANDY WAY, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,287	114.8480	126.33	288,917	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 0% - 0 Heated Area: 2148 HX Base Yr



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	198,833
TOTAL MARKET OB/XF VALUE	3,472
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	230,305
SOH/AGL Deduction	0
ASSESSED VALUE	230,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,305
TOTAL JUST VALUE	230,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10775	SFR	295	02/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/2245	5/13/2013	WD	U	I	12	55,000
GRANTOR: COLUMBIA BANK						
GRANTEE: MICHELLE LARSEN & D						
1248/2153	1/16/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TRIM						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= N10 W10 S10 E10$ W10 UEP= N10 W10 S10 E10$ W10 N4 FSP= N8 W10 S8 E10$ W10 S20 BAS= W3 S23 E16 N23 W13$ E13 S18 FOP= S4 E14 N4 W14$E36 N6 E11 N28$.

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	0	0	475.00	UT	1.50	1.50	100	1996	1996	3	100	713	
2	0120	CLFENCE 4	0	0	0	0	170.00	UT	4.50	4.50	60	1993	1993	3	60	459	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
5	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,472

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	145.00	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: 0.62 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS