

COMM NE COR LOT 68 SPRINGFIELD E
 RUN N 70 DEG W 53.92 FT FOR POB,
 DEG W 80.66 FT, E 49 FT, S 44 DE

BP PROPERTIES GROUP LLC
 485 SW WINTHROP PL
 FT WHITE, FL 32038

2026

27-4S-16-03199-468



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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	02	02 100
Kitchen Adjus	01	01 100

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	0100		27416.010 1.00/
SINGLE FAMILY			
MKT AREA		01	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,417	100	
FGR	378	55	
FOP	24	30	
FSP	88	40	
TOTALS	1,907		1,667 124,912

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,667	102.9294	115.28	192,172	1991	1991	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1417 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		124,912	
TOTAL MARKET OB/XF VALUE		3,279	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		156,191	
SOH/AGL Deduction		0	
ASSESSED VALUE		156,191	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		156,191	
TOTAL JUST VALUE		156,191	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		156,191	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055529	Roof Replacement	12,150	04/21/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0599	3/14/2014	WD U	I	I	12	72,000

GRANTOR: SECRETARY OF HOUSING
 GRANTEE: BP PROPERTIES GROUP
 1264/0824 7/30/2013 WD U I 12 0
 GRANTOR: BANK OF AMERICA NA
 GRANTEE: SECRETARY OF HOUSIN

L N	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	60	19	1,140.00	UT	1.40	1.40	60	0	0	3	60	958	
2	0190	FPLC PF	0 0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC, PAVMT	0 0	24	24	576.00	UT	2.00	2.00	70	1993	1993	3	70	806	
4	0258	PATIO	0 0	6	35	210.00	UT	2.50	2.50	60	1993	1993	3	60	315	

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
545 SW BRANDY WAY, LAKE CITY					04/08/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W35 S35 FGR= S18 E21 N18 W21\$ E33 FOP= E4 N6 W4 S6\$ N6 E4 N3 E9 N18 FSP= N8 W11 S8 E11\$ W11 N8\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,279																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							