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

2027

27-4S-16-03199-468

BUILDING CHARACTERISTICS

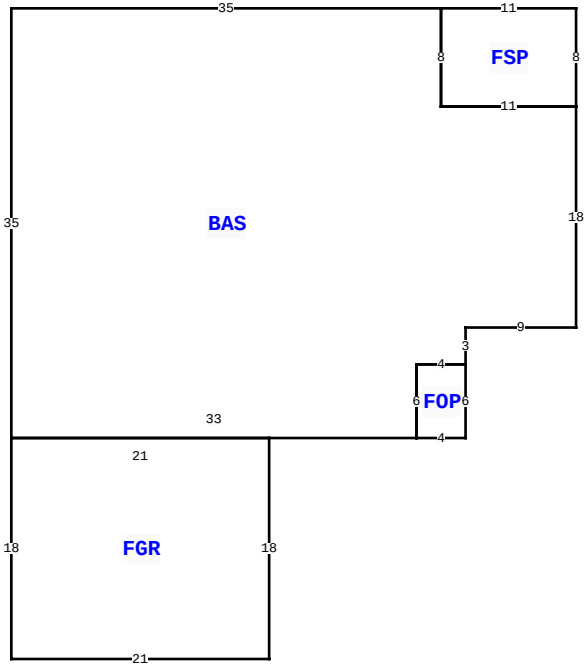
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,417	100		1,417	104,281
FGR	378	55		208	15,308
FOP	24	30		7	515
FSP	88	40		35	2,576
TOTALS	1,907			1,667	122,680

MARKET ADJUSTMENTS

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	113.22	188,738	1991	1991	0	0	0	35.00	65.00

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



545 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	122,680
TOTAL MARKET OB/XF VALUE	3,279
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	153,959
SOH/AGL Deduction	0
ASSESSED VALUE	153,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,959
TOTAL JUST VALUE	153,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,191

SALE:1:1: LOT 69 SPRINGFIELD ESTATES PHASE 3

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	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						

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

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	0.00	0.00	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: 0.54 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS