

A PART OF LOTS 68 & 69 SPRINGFIE  
PH 3 BEING DESC AS FOLLOWS: BEG  
RUN E 180 FT, S 182.57 FT, N 44

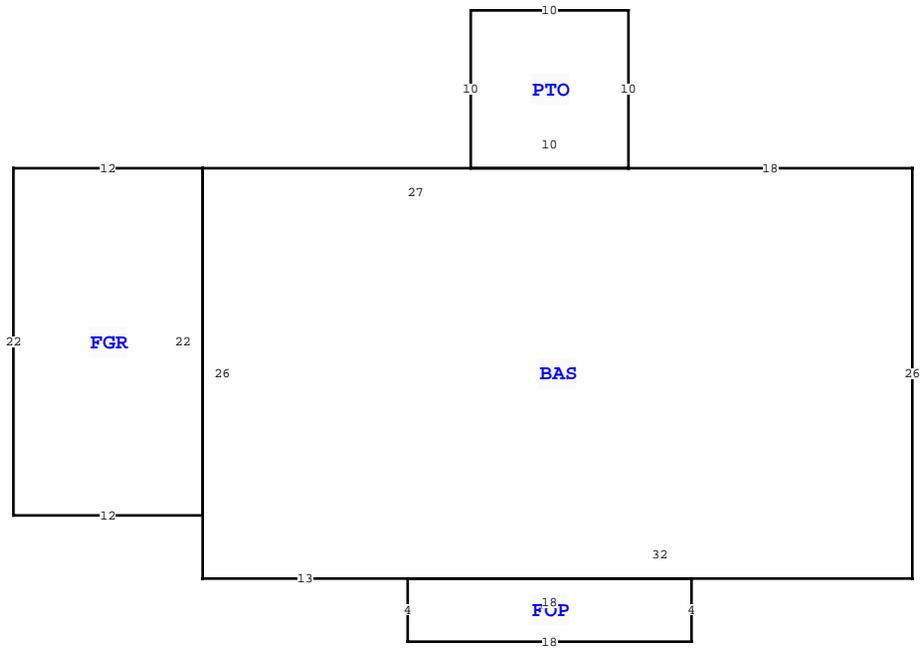
STARLING DALTON/BOWEN TATUM ASHLEY  
537 SW BRANDY WAY  
LAKE CITY, FL 32024

2026

27-4S-16-03199-469

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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
Architectural	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
BAS	1,170	100	
FGR	264	55	
FOP	72	30	
PTO	100	5	
TOTALS	1,606		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,342	129.4000	144.93	194,496	1993	2005	0	0	21.50	78.50		
1 SINGLE FAM 0% - 2026 Heated Area: 1170 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	152,679		
TOTAL MARKET OB/XF VALUE	1,270		
TOTAL LAND VALUE - MARKET	28,000		
TOTAL MARKET VALUE	181,949		
SOH/AGL Deduction	0		
ASSESSED VALUE	181,949		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	181,949		
TOTAL JUST VALUE	181,949		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	156,936		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7024	SFR	31,000	04/07/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1553	7/14/2025	WD	Q	I	01	242,000

GRANTOR: BENFORD CHRISTOPHER E  
GRANTEE: STARLING DALTON  
1177/1972 7/15/2009 WD U I 11 0  
GRANTOR: SECRETARY OF HUD  
GRANTEE: CHRISTOPHER E & KIM

EXTRA FEATURES																	
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	0	0	779.00	UT	1.40	1.40	60	0	0	3	60	654	
2	0130	CLFENCE	5	0	0	0	280.00	UT	5.50	5.50	40	1993	1993	3	40	616	

TOTAL OB/XF													
537 SW BRANDY WAY, LAKE CITY													
1,270													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W18 PTO= N10 W10 S10 E10\$ W27 FGR= W12 S22 E12 N22\$ S26 E13 FOP= S4 E18 N4 W18\$ E32 N26\$.													

LAND DESCRIPTION																								
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							