LOT 70 SPRINGFIELD ESTATES PHASE
ORB 755-1047, WD 1057-1108, WD 1

MIROV TRAIAN L/MIROV KATHLEEN L
513 SW BRANDY WAY
LAKE CITY, FL 32024

2027

27-4S-16-03199-470

BUILDING CHARACTERISTICS

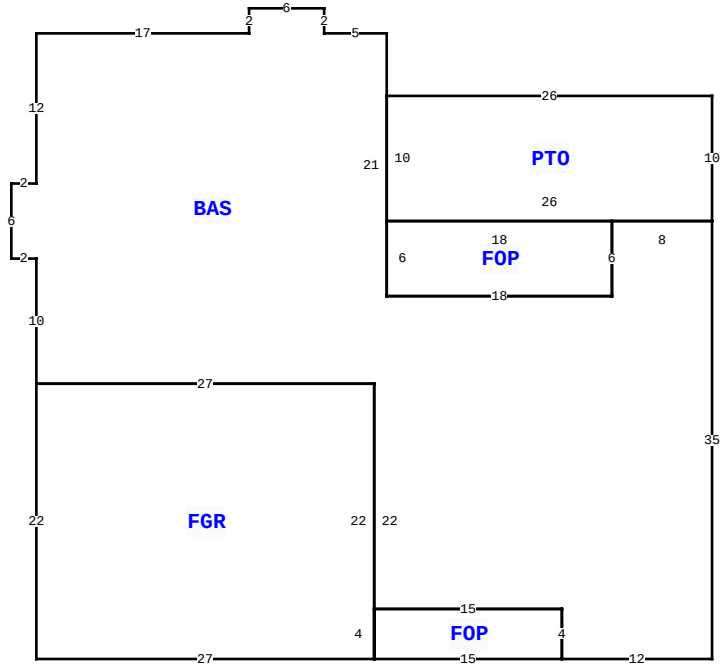
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	1,572	100		1,572	141,401
FGR	594	55		327	29,414
FOP	60	30		18	1,619
FOP	108	30		32	2,878
PTO	260	5		13	1,170
TOTALS	2,594			1,962	176,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,962	116.8200	128.50	252,117	1992	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2017 Heated Area: 1572 HX Base Yr 2017



513 SW BRANDY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,482
TOTAL MARKET OB/XF VALUE	21,806
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	226,288
SOH/AGL Deduction	71,478
ASSESSED VALUE	154,810
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	103,399
TOTAL JUST VALUE	226,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042874	Remodel	6,390	10/01/2021
11762	POOL	100	10/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1665	9/23/2016	WD	Q	I	01	120,000
GRANTOR: CAJR RENTALS LLC						
GRANTEE: TRAIAN L & KATHLEEN						
1229/0827	10/12/2011	WD	U	I	30	100
GRANTOR: ALTA IRENE HUPP TRUST						
GRANTEE: CAJR RENTALS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N2 W6 S2 W17 S12 W2 S6 E2S10 FGR= E27 S22 W27 N22$ E27 S22 FOP= N4 E15 S4 W15$N4 E15 S4E12 N35 PTO= N10 W26 S10 E26$ W8 FOP= W18 S6 E18 N6$ S6 W18N21$.

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	100	16	60	960.00	UT	2.00	2.00	100	0	0	3	100	1,920	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
5	0169	FENCE/WOOD	0	100	0	0	300.00	UT	7.50	7.50	60	1993	1993	3	60	1,350	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 21,806

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	100		RSF/MH	118.00	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: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS