LOT 72 SPRINGFIELD ESTATES
PHASE 3. ORB 754-429

GONSALVES GREGORY ANTHONY
467 SW BRANDY WAY
LAKE CITY, FL 32024

2027

27-4S-16-03199-472

BUILDING CHARACTERISTICS

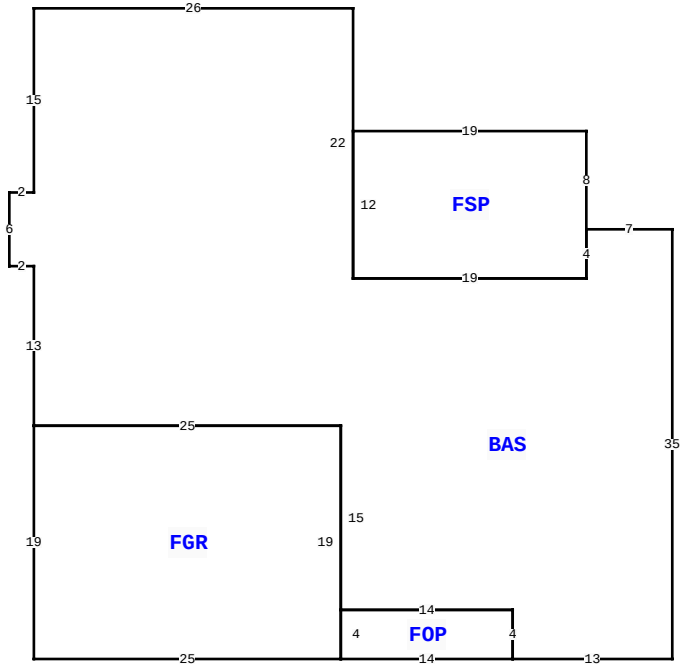
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,693	100		1,693	139,695
FGR	475	55		261	21,536
FOP	56	30		17	1,403
FSP	228	40		91	7,509
TOTALS	2,452			2,062	170,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,062	113.6520	125.02	257,791	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 0% - 2026 Heated Area: 1693 HX Base Yr



467 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	16	56	1.00	UT	0.00	0.00	100	0	0	3	100	1,254	
2	0169	FENCE/WOOD	0	0	0	0	180.00	UT	7.50	7.50	40	1993	1993	3	40	540	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	170,142
TOTAL MARKET OB/XF VALUE	1,794
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	199,936
SOH/AGL Deduction	0
ASSESSED VALUE	199,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,936
TOTAL JUST VALUE	199,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0754/0429	12/12/1991	WD	Q	I		72,500

GRANTOR: CRAWFORD CONST

GRANTEE: GREGORY GONSALVES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S15 W2 S6 E2 S13 FGR= S19 E25 N19 W25$ E25 S15 FOP= S4 E14 N4 W14$ E14 S4 E13 N35 W7 FSP= N8 W19 S12 E19 N4$ S4 W19 N22$.

LAND DESCRIPTION

TOTAL OB/XF 1,794

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	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