LOT 73 SPRINGFIELD ESTATES PHASE

744-2294, 849-2024, 890-520, 911

STALKER AND FAMILY REAL ESTATE, LLC
1985 SAWGRASS LN
FRANKLIN, IN 46131

2027

27-4S-16-03199-473

BUILDING CHARACTERISTICS

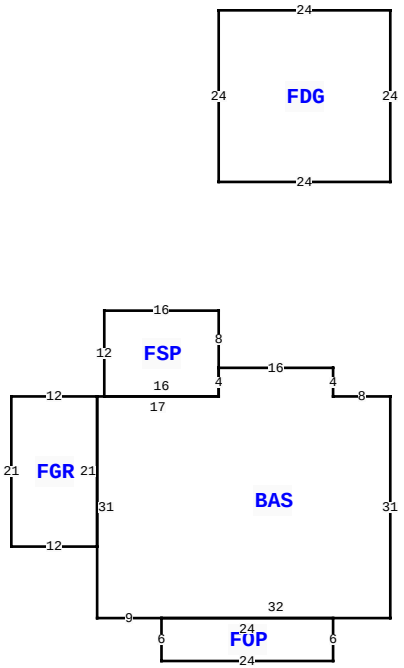
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,335	100		1,335	143,912
FDG	576	60		346	37,299
FGR	252	55		139	14,984
FOP	144	30		43	4,635
FSP	192	40		77	8,300
TOTALS	2,499			1,940	209,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,940	131.7690	144.95	281,203	1991	2000	0	0	0	25.63	74.37

1 SINGLE FAM 0% - 2022 Heated Area: 1335 HX Base Yr



449 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	150	12	1,800.00	UT	1.40	1.40	100	0	0	3	100	2,520	
3	0120	CLFENCE 4	0	0	0	0	140.00	UT	4.50	4.50	70	1993	1993	3	70	441	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	209,131
TOTAL MARKET OB/XF VALUE	4,961
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	242,092
SOH/AGL Deduction	0
ASSESSED VALUE	242,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,092
TOTAL JUST VALUE	242,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,886

SALE:1:1: LOT 73, SPRINGFIELD ESTATES PHASE 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/523	6/02/2026	QC	U	I	11	100
GRANTOR: STALKER FLOYD						
GRANTEE: STALKER AND FAMILY						
1443/183	7/12/2021	WD	Q	I	01	240,000
GRANTOR: PEELER BRADLEY J						
GRANTEE: STALKER FLOYD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W8 N4 W16 S4 W17 S31 E9 E32 N31 $
FDG=[ORIG=0,-30] N24 W24 S24 E24 $
FGR=[ORIG=-41,0] W12 S21 E12 N21 $
FSP=[ORIG=-24,-4] N8 W16 S12 E16 N4 $
FOP=[ORIG=-32,31] S6 E24 N6 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,961

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