LOT 77 SPRINGFIELD ESTATES PHASE
759-2022, 762-542, 786-1315, 928

CHALLACOMBE JONROB
114 NEBRASKA CIR
SEBASTIAN, FL 32958

2027

27-4S-16-03199-477

BUILDING CHARACTERISTICS

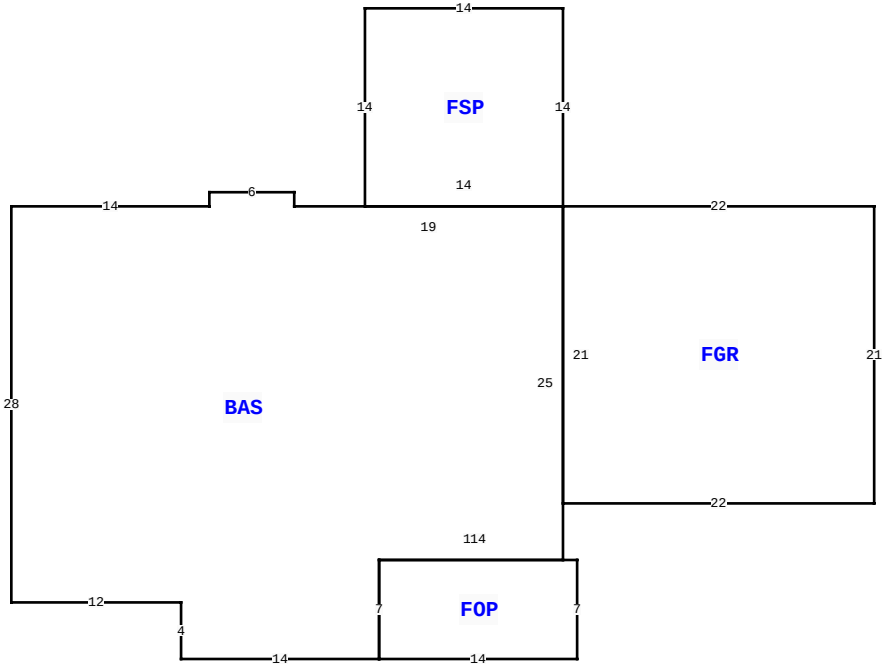
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,115	100		1,115	99,738
FGR	462	55		254	22,721
FOP	98	30		29	2,594
FSP	196	40		78	6,977
TOTALS	1,871			1,476	132,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	124.4400	136.88	202,035	1992	1992	0	0	0	34.65	65.35

1 SINGLE FAM 100% - 2013 Heated Area: 1115 HX Base Yr 2013



167 SW CAMDEN PL, 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	100	21	17	357.00	UT	1.40	1.40	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	7.50	7.50	100	2007	2007	3	100	2,250	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,030
TOTAL MARKET OB/XF VALUE		4,750
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		164,780
SOH/AGL Deduction		51,871
ASSESSED VALUE		112,909
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		56,498
TOTAL JUST VALUE		164,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,181

SALE:3:1: LOT 77 SPRINGFIELD ESTATES PHASE 3

SALE:2:1: LOT 77 SPRINGFIELD ESTATES PHASE III

SALE:1:1: LOT 77 SPRINGFIELD ESTATES PHASE 3

LAND:1:1: 0.50 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32421	MAINT/ALTR	40	10/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1574/2500	8/12/2026	WD	Q	I	01	220,000
GRANTOR: DUKE JEFFREY SCOTT						
GRANTEE: CHALLACOMBE JONROB						
1478/405	10/20/2022	LE	U	I	14	100
GRANTOR: DUKE RUTHANN K						
GRANTEE: DUKE RUTHANN (ENH L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= E22 S21 W22 N21$ FSP= N14 W14 S14 E14$ BAS= W19N1 W6 S1 W14 S28 E12 S4 E14 FOP= N7E14 S7 W14$ N7E 13N25$.

LAND DESCRIPTION

TOTAL OB/XF 4,750

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	117.00	188.00	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