

LOT 78 SPRINGFIELD ESTATES  
 PHASE 3. 747-886, 753-1123,  
 753-1123-1125, 754-1047, 817-

ROBERTS WILLIAM E/ROBERTS EMILY  
 329 SW BRANDY WAY  
 LAKE CITY, FL 32024

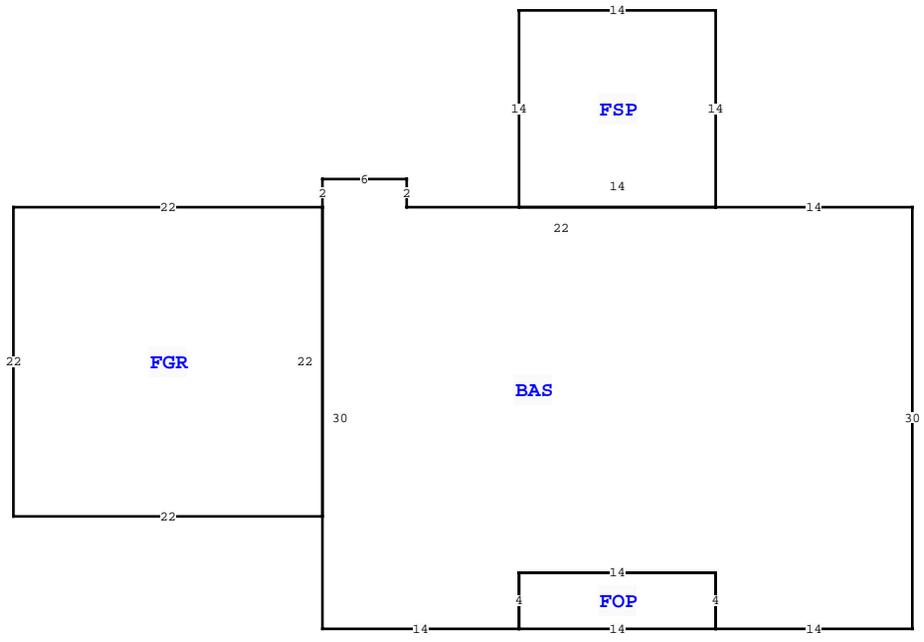
2026

27-4S-16-03199-478



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	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	1.100	
Architectual Units	05	CONV	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
BAS	1,216	100	
FGR	484	55	
FOP	56	30	
FSP	196	40	
TOTALS	1,952		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2022								
Heated Area: 1216					HX Base Yr 2022						



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.40
2	0120	CLFENCE 4	4.50

TOTAL OB/XF															
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	100	70	19	1.40	1.40	100	0	0	3	100	1,862	
2	0120	CLFENCE 4	0	100	0	0	4.50	4.50	100	1993	1993	3	100	1,125	
TOTAL OB/XF 2,987															

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	100		RSF/ML	16.00	186.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			143,281
TOTAL MARKET OB/XF VALUE			2,987
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			174,268
SOH/AGL Deduction			27,217
ASSESSED VALUE			147,051
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			95,640
TOTAL JUST VALUE			174,268
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,268
SALE:3:1: LOT 78 SPRINGFIELD ESTATES PHASE 3			
SALE:2:1: LOT 78 SPRINGFIELD ESTATES PHASE 3			
LAND:1:1: 0.50 AC.			
SALE:1:1: LOT 78 SPRINGFIELD ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/1242	5/27/2020	WD Q	Q	I	01	140,000
GRANTOR: ANDREW R & SARAH A NI						
GRANTEE: WILLIAM E & EMILY R						
1343/0991	8/24/2017	WD Q	Q	I	01	116,900
GRANTOR: RANDALL B WATTS						
GRANTEE: ANDREW R & SARAH A						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 FSP= N14 W14 S14 E14\$ W22 N2 W6 S2 FGR= W22 S22 E22 N22\$ S30 E14 FOP= E14 N4 W14 S4\$ N4 E14 S4 E14 N30\$.