

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

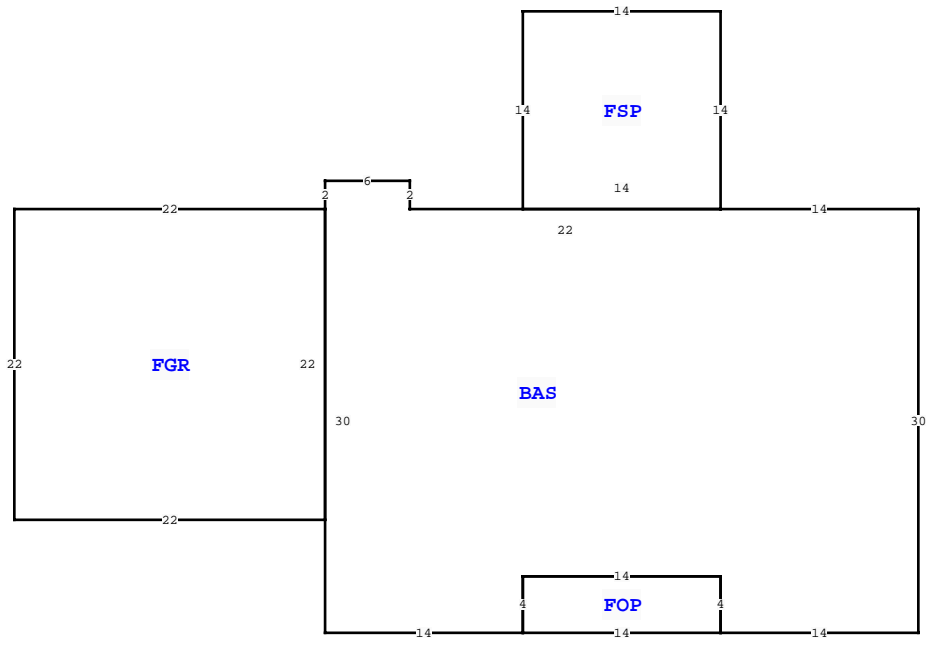
2026

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				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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						

EXTRA FEATURES		329 SW BRANDY WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.40
2	0120	CLFENCE 4	4.50

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

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\$.

LAND DESCRIPTION										TOTAL OB/XF										2,987				
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							