LOT 79 SPRINGFIELD ESTATES PHASE
776-191, 776-193, 826-858, CT 92

STACY JOSHUA ADAM/STACY KAYLEE LYNN
307 SW BRANDY WAY
LAKE CITY, FL 32024

2027

27-4S-16-03199-479

BUILDING CHARACTERISTICS

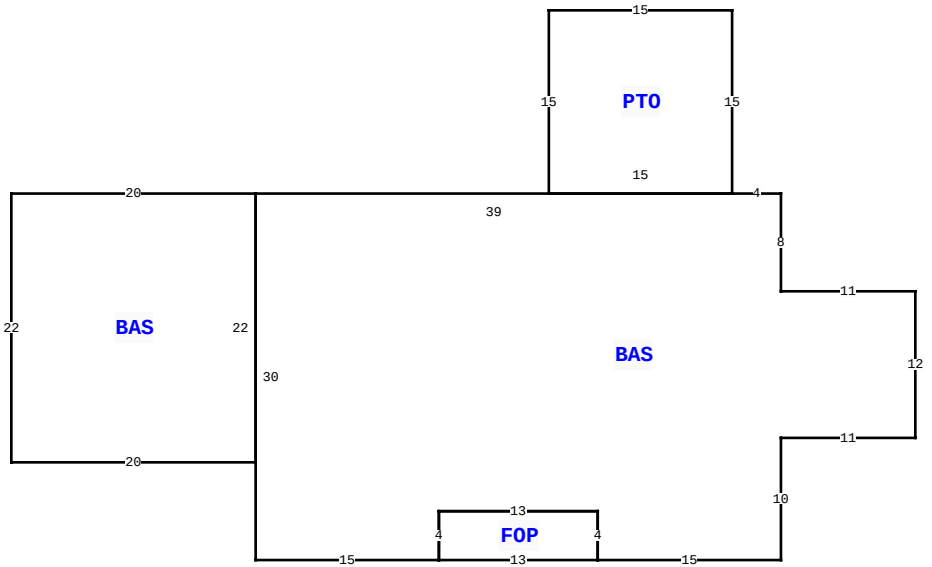
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	440	100		440	55,737
BAS	1,370	100		1,370	173,546
FOP	52	30		16	2,027
PTO	225	5		11	1,394
TOTALS	2,087			1,837	232,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,837	123.1000	135.41	248,748	1993	2019	0	0	0	6.45	93.55

1 SINGLE FAM 0% - 2023 Heated Area: 1810 HX Base Yr



307 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	60	17	1,020.00	UT	1.50	1.50	100	0	0	3	100	1,530	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
3	0169	FENCE/WOOD	0	0	0	0	425.00	UT	3.50	3.50	75	1997	1997	3	75	1,116	
4	0166	CONC,PAVMT	0	0	0	0	1,067.00	UT	1.50	1.50	100	1997	1997	3	100	1,601	
5	0030	BARN,MT	0	0	18	20	1.00	UT	3,960.00	3,960.00	100	2021	2020		100	3,960	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	232,704
TOTAL MARKET OB/XF VALUE	22,543
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	283,247
SOH/AGL Deduction	0
ASSESSED VALUE	283,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,247
TOTAL JUST VALUE	283,247
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,474

SALE:2:1: SALE TO HIGH NOT CONSISTENT WITH SALES I
PRMT:1:1: SFD, SEPTIC & UTILITY
SALE:1:1: LOT 79 SPRINGFIELD ESTATES
LAND:1:1: 0.50 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044486	Solar Power Syste	44,428	12/07/2022
000045373	Roof Replacement	37,800	09/06/2022
000044920	Roof Replacement	15,340	07/14/2022
40067	STORAGE	0	06/30/2020
13159	GARAGE	50	10/09/1997
12688	POOL	125	06/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/1462	4/18/2022	WD	U	I	11	100
GRANTOR: STACY JOSHUA ADAM						
GRANTEE: STACY JOSHUA ADAM						
1442/2429	7/19/2021	WD	Q	I	01	269,000
GRANTOR: OGLESBY WILLIAM E						
GRANTEE: STACY JOSHUA ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N8 W4 PTO= N15 W15 S15 E15$ W39 BAS= W20 S22 E20
N22$ S30 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N10 E11 N12$.

LAND DESCRIPTION

TOTAL OB/XF 22,543

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	120.00	186.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 11/18/2022 BY JS Total Acres: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS