LOT 80 SPRINGFIELD ESTATES
PHASE 3. ORB 757-2378,
859-308, 974-58, 974-58,

STEPHENS CAROL K TRUSTEE
279 SW BRANDY WAY
LAKE CITY, FL 32024

**2027**

**27-4S-16-03199-480**

## BUILDING CHARACTERISTICS

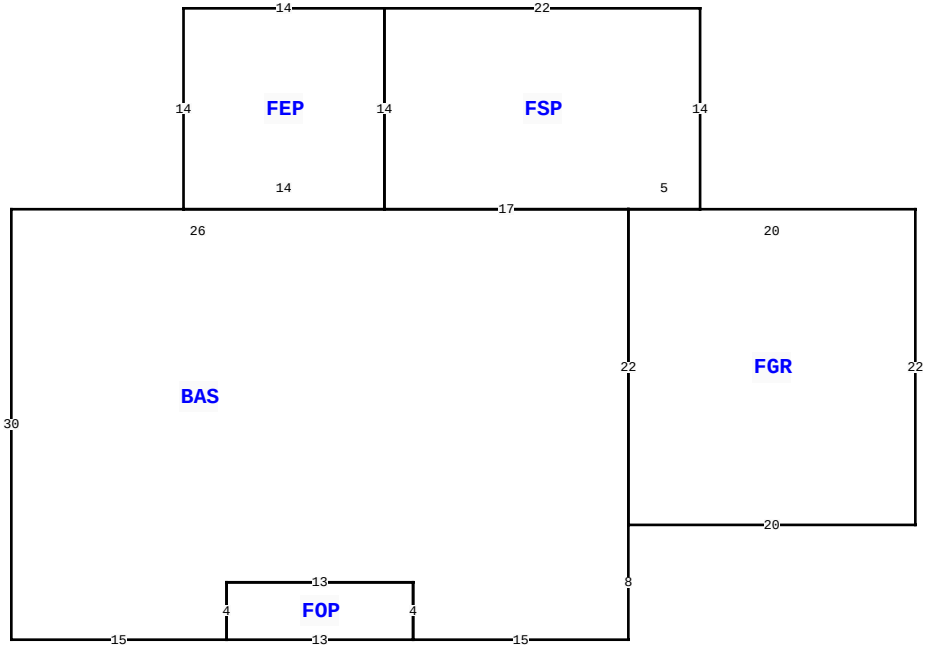
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 50 |
| Exterior Wall | 31 | VINYL SID 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 1,238 | 100 | | 1,238 | 100,555 |
| FEP | 196 | 80 | | 157 | 12,752 |
| FGR | 440 | 55 | | 242 | 19,656 |
| FOP | 52 | 30 | | 16 | 1,299 |
| FSP | 308 | 40 | | 123 | 9,991 |
| TOTALS | 2,234 | | | 1,776 | 144,254 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,776 | 113.6000 | 124.96 | 221,929 | 1992 | 1992 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 1238 HX Base Yr 1999




279 SW BRANDY WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/08/2025 MLU |
| XF DATE | | LAND DATE | |
| 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 | 18 | 57 | 1,026.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,436 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 14 | 140.00 | UT | 7.50 | 7.50 | 60 | 1993 | 1993 | 3 | 60 | 630 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 14 | 34 | 476.00 | UT | 5.00 | 5.00 | 70 | 1993 | 1993 | 3 | 70 | 1,666 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,254 |
| TOTAL MARKET OB/XF VALUE | | 4,032 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 176,286 |
| SOH/AGL Deduction | | 63,945 |
| ASSESSED VALUE | | 112,341 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 55,930 |
| TOTAL JUST VALUE | | 176,286 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 178,906 |

BLDG:2:1: SON LIVES HERE

LAND:1:1: 0.50 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048667 | Roof Replacement | 15,911 | 11/15/2023 |
| 000047107 | Remodel | 11,034 | 05/02/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1258/1806 | 6/19/2013 | WD | U | I | 11 | 100 |
| GRANTOR: CAROL KIMES STEPHENS | | | | | | |
| GRANTEE: CAROL K STEPHENS AS | | | | | | |
| 0859/0308 | 5/21/1998 | WD | Q | I | | 70,000 |
| GRANTOR: WRIGHT | | | | | | |
| GRANTEE: KIMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FEP= N14 W14 S14 E14$ W26 S30 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N8 FGR= E20 N22 W20 S22$ N22$ FSP= E5 N14 W22 S14 E17$.

## LAND DESCRIPTION

TOTAL OB/XF 4,032

| 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 | 126.00 | 167.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |

REVIEW DATE 12/04/2023 BY JS Total Acres: 0.48 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS