LOT 81 SPRINGFIELD ESTATES
PHASE 3. ORB 746-767

QUILLIN CAROLYN
255 SW BRANDY WAY
LAKE CITY, FL 32024-8915

2027

27-4S-16-03199-481

BUILDING CHARACTERISTICS

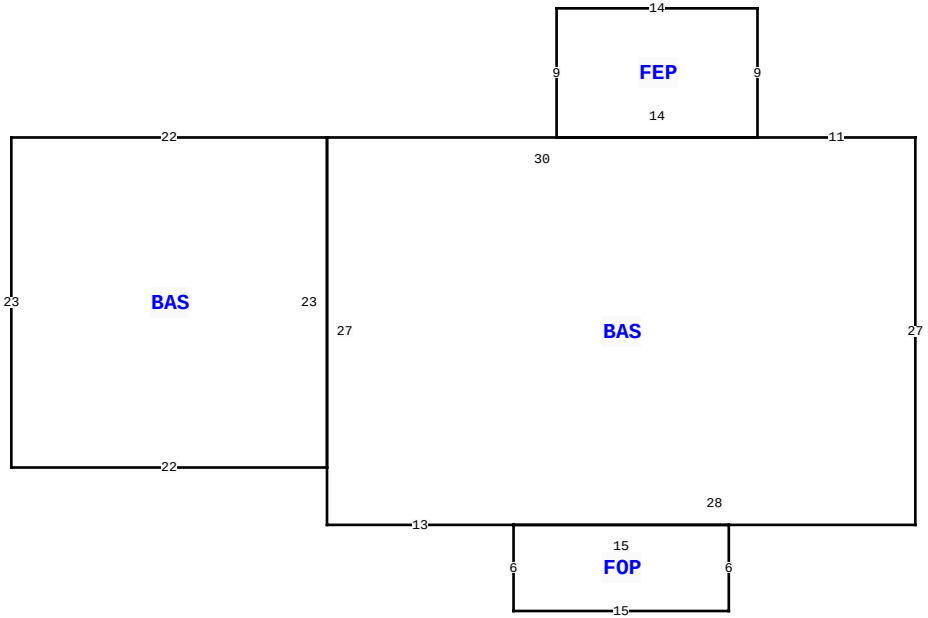
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	506	100		506	40,585
BAS	1,107	100		1,107	88,788
FEP	126	80		101	8,101
FOP	90	30		27	2,166
TOTALS	1,829			1,741	139,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,741	111.9160	123.11	214,335	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 0% - 2023 Heated Area: 1613 HX Base Yr



255 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	18	75	1,350.00	UT	1.40	1.40	100	0	0	3	100	1,890	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	0	8	6	48.00	UT	5.00	5.00	50	1993	1993	3	50	120	
5	0210	GARAGE U	0	0	20	30	600.00	UT	18.00	18.00	100	2007	2007	3	100	10,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	139,639
TOTAL MARKET OB/XF VALUE	14,510
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	182,149
SOH/AGL Deduction	0
ASSESSED VALUE	182,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,149
TOTAL JUST VALUE	182,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9590	POOL	90	04/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/0767	5/22/1991	WD	Q	I		59,700

GRANTOR: CRAWFORD CONST

GRANTEE: PATRICK QUILLIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FEP= N9 W14 S9 E14$ W30 BAS= W22 S23 E22 N23$ S27 E13 FOP= S6 E15 N6 W15$ E28 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,510

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	134.00	157.00	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: 0.48 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS