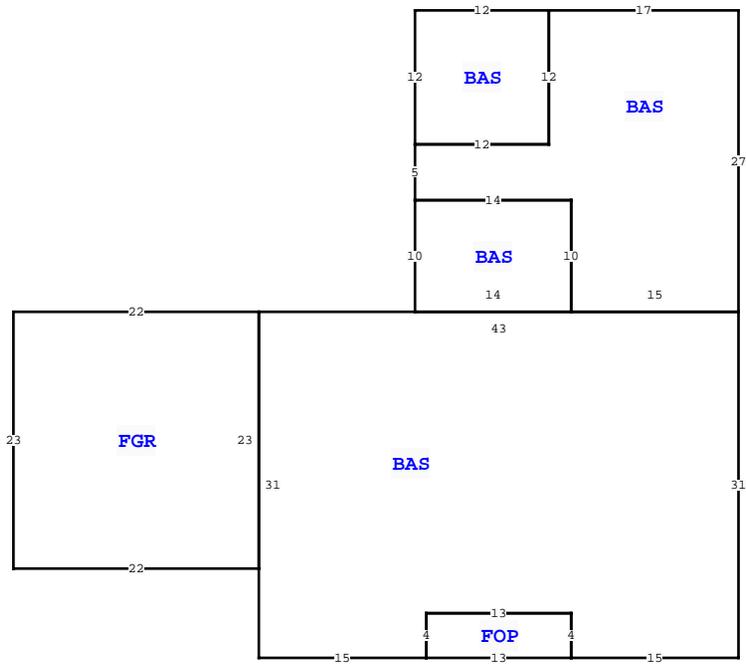




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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
BAS	140	100	
BAS	144	100	
BAS	499	100	
BAS	1,281	100	
FGR	506	55	
FOP	52	30	
TOTALS	2,622		

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% - 2020									
			Heated Area: 2064				HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				212,584		
TOTAL MARKET OB/XF VALUE				2,697		
TOTAL LAND VALUE - MARKET				28,000		
TOTAL MARKET VALUE				243,281		
SOH/AGL Deduction				64,625		
ASSESSED VALUE				178,656		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				127,245		
TOTAL JUST VALUE				243,281		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				246,610		
SALE:2:1: LOT 82, SPRINGFIELD ESTATES PHASE 3						
LAND:1:1: 0.50 AC.						
SALE:1:1: LOT 82 SPRINGFIELD ESTATES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
31986	MAINT/ALTR	45	05/27/2014			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/2494	7/11/2019	WD Q	I	I	01	172,000
GRANTOR: JAMES B WEST						
GRANTEE: STACY CAMIEL						
1352/0896	1/22/2018	PB U	I	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JAMES B WEST						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= N27 W17 BAS= W12 S12 E12 N12\$ S12 W12 S5 BAS= S10 E14 N10 W14\$ E14 S10 E15\$ BAS= W43 FGR= W22 S23 E22 N23\$ S31 E15 FOP= E13 N4 W13 S4\$ N4 E13 S4 E15 N31\$.						

EXTRA FEATURES												BLD DATE		LGL DATE			
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	18	60	1,080.00	UT	1.40	1.40	100	0	0	3	100	1,512	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	70	1993	1993	3	70	945	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	60	1993	1993	3	60	240	
TOTALS												2,358	212,584	225 SW BRANDY WAY, LAKE CITY		04/08/2025	MLU

LAND DESCRIPTION												TOTAL OB/XF												
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/MS	60.00	150.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							