LOT 83 SPRINGFIELD ESTATES
PHASE 3.
783-2111, 922-1235, WD 1220-

GRANTHAM MARY KAITLYN/RICE CHRISTOPHER LAWRENCE
199 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-483

BUILDING CHARACTERISTICS

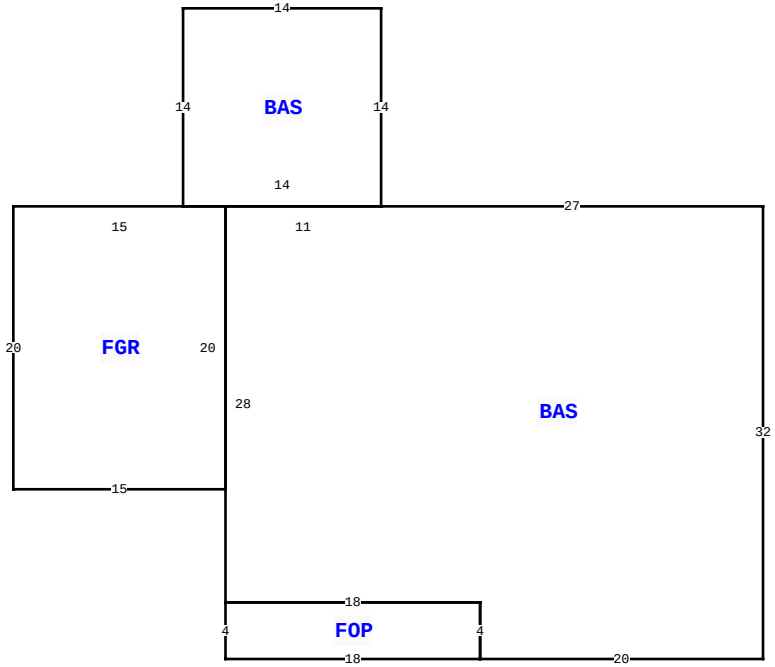
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	196	100		196	19,859
BAS	1,144	100		1,144	115,913
FGR	300	55		165	16,718
FOP	72	30		22	2,229
TOTALS	1,712			1,527	154,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	123.7260	138.57	211,596	1993	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2019 Heated Area: 1340 HX Base Yr 2019



199 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	100	0	0	782.00	UT	1.50	1.50	100	0	0	3	100	1,173	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	70	1993	1993	3	70	1,008	
3	0251	LEAN TO W/	0	100	9	16	144.00	UT	3.00	3.00	70	1993	1993	3	70	302	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0252	LEAN-TO W/	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		154,719
TOTAL MARKET OB/XF VALUE		3,583
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		186,302
SOH/AGL Deduction		57,406
ASSESSED VALUE		128,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,485
TOTAL JUST VALUE		186,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,587

SALE:2:1: LOT 83 SPRINGFIELD ESTATES PHASE III

LAND:1:1: 0.50 AC.

SALE:1:1: LOT 83 SPRINGFIELD PHASE III

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041981	Roof Replacement	11,000	05/21/2021
7759	SFR	35,000	11/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0432	6/22/2018	WD	Q	I	01	139,000
GRANTOR: BURCE WEST						
GRANTEE: MARY K GANTHAM & CH						
1220/2622	9/01/2011	WD	Q	I	01	100,000
GRANTOR: STEPHEN M JR & MICHEL						
GRANTEE: BRUCE & MARIE WEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= N14 W14 S14 E14$ W11 FGR= W15 S20 E15 N20$ S28 FOP= S4 E18 N4 W18$ E18S4 E20 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,583

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	145.00	150.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 06/21/2021 BY JS Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/10/2026 BY SYS