LOT 84 SPRINGFIELD ESTATES PHASE
750-928, 783-560, 785-033, 787-1

SECURITY PLUS LIVING TRUST DATED SEPTEMBER 15, 202
504 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2027

27-4S-16-03199-484

BUILDING CHARACTERISTICS

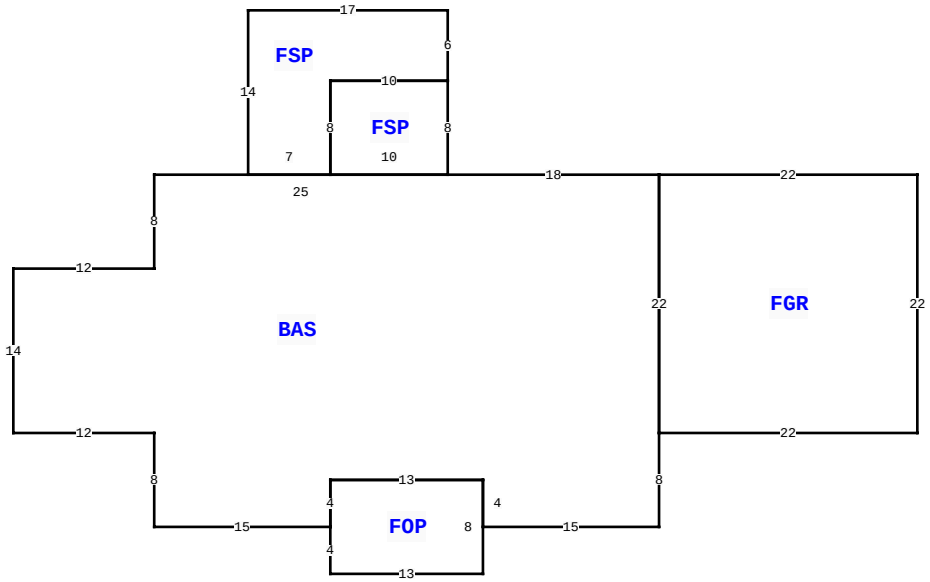
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,406	100		1,406	113,497
FGR	484	55		266	21,473
FOP	104	30		31	2,503
FSP	80	40		32	2,583
FSP	158	40		63	5,086
TOTALS	2,232			1,798	145,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	112.8960	124.19	223,294	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1406 HX Base Yr



171 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	16	73	1,168.00	UT	1.40	1.40	100	0	0	3	100	1,635	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	45	1996	1996	3	45	16,128	
3	0166	CONC,PAVMT	0	0	0	0	644.00	UT	1.50	1.50	100	1996	1996	3	100	966	
4	0296	SHED METAL	0	0	12	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
5	0282	POOL ENCL	0	0	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	145,141
TOTAL MARKET OB/XF VALUE	24,829
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	197,970
SOH/AGL Deduction	0
ASSESSED VALUE	197,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,970
TOTAL JUST VALUE	197,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11772	POOL	105	10/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1079	9/15/2022	WD	U	I	11	100
GRANTOR: KIRSCH JEFFREY						
GRANTEE: SECURITY PLUS LIVIN						
1081/2485	1/03/2006	WD	Q	I	06	47,400
GRANTOR: ALEX KIRSCH						
GRANTEE: JEFF & DANAE KIRSCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N8 FSP= N6 W17 S14 E7 N8 E10$ W10 S8 E10$W25 S8 W12 S14 E12 S8 E15 FOP= S4 E13 N8 W13 S4$ N4 E13S4 E15 N8
FGR= E22 N22 W22 S22$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 24,829

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/M1	145.00	150.00	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: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS