LOT 85 SPRINGFIELD ESTATES PHASE
753-2028, 836-2305, 849-896, 852

JEFFERSON TRELESS R/JEFFERSON VONCHEA
145 SW BRANDY WAY
LAKE CITY, FL 32024

2026

27-4S-16-03199-485

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

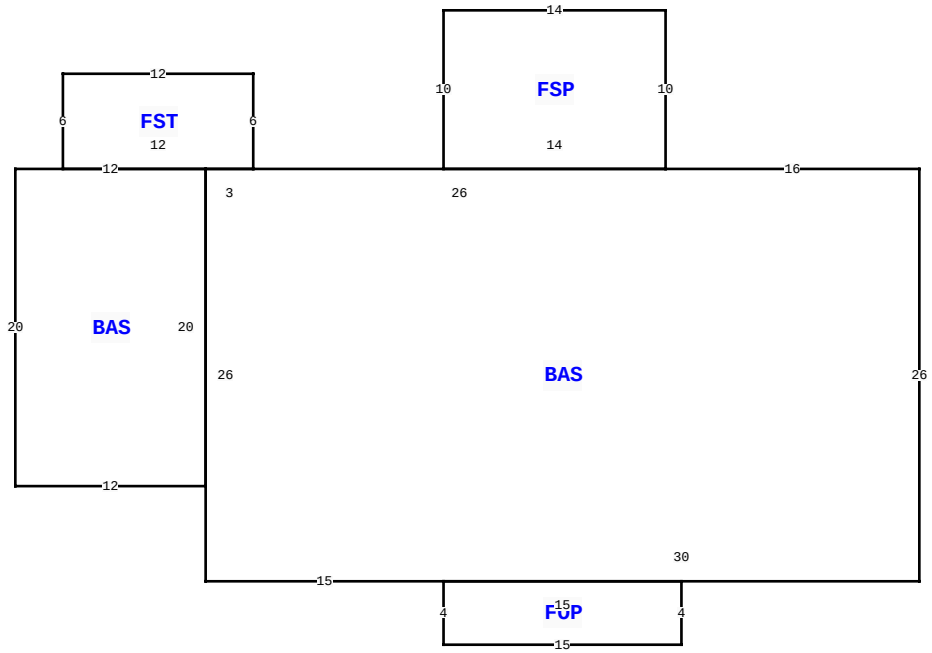
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	240	100		240	29,746
BAS	1,170	100		1,170	145,014
FOP	60	30		18	2,231
FSP	140	40		56	6,941
FST	72	55		40	4,958
TOTALS	1,682			1,524	188,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,524	131.9472	147.78	225,217	1992	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2022 Heated Area: 1410 HX Base Yr 2022



145 SW BRANDY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,889
TOTAL MARKET OB/XF VALUE		4,944
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		221,833
SOH/AGL Deduction		26,634
ASSESSED VALUE		195,199
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,788
TOTAL JUST VALUE		221,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1438/1940	5/27/2021	WD	Q	I	01	199,000
GRANTOR: WILBUR SADIE R						
GRANTEE: JEFFERSON TRELESS R						
1361/2512	6/06/2018	WD	Q	I	01	115,000
GRANTOR: SHONA M MASSEY						
GRANTEE: SADIE R WILBUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W14 S10 E14$ W26 FST= N6 W12 S6 E12$ W3
BAS= W12 S20 E12 N20$ S26 E15 FOP= S4 E15 N4 W15$E30 N26$.

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	9	60	540.00	UT	2.00	2.00	100	0	0	3	100	1,080	
2	0251	LEAN TO W/	0	100	8	16	128.00	UT	3.00	3.00	100	1993	1993	3	100	384	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
4	0166	CONC,PAVMT	0	100	10	39	390.00	UT	2.00	2.00	100	1993	1993	3	100	780	
5	0120	CLFENCE 4	0	100	0	0	200.00	UT	7.50	7.50	100	2007	2007	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,944

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 07/19/2019 BY KR Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 03/25/2026 BY SYS