LOT 50 SPRINGFIELD ESTATES PHASE

755-439, 907-1415, WD 1080-525,

GRANTHAM WILEY III
200 SW BRANDY WAY
LAKE CITY, FL 32024

2022

27-4S-16-03199-450

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

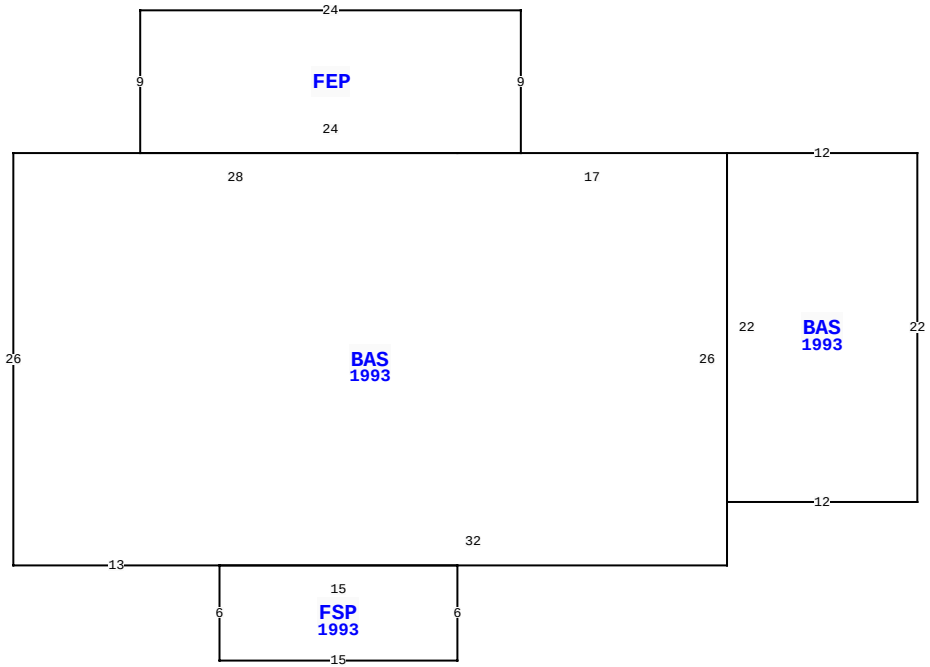
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 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	27416.010	1.10

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	264	16,980
BAS	1,170	100	1,170	75,253
FEP	216	80	173	11,128
FSP	90	40	36	2,316
TOTALS	1,740		1,643	105,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	121.3800	93.46	153,555	1992	1992	0	0	0	31.18	68.82

1 SINGLE FAM – 100% - 2021 HX Base Yr 2021



200 SW BRANDY Way, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,677
TOTAL MARKET OB/XF VALUE		5,250
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		128,927
SOH/AGL Deduction		16,312
ASSESSED VALUE		112,615
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,615
TOTAL JUST VALUE		128,927
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1	12/04/2020	WD	Q	I	01	189,900
GRANTOR: HALL DAVID P III & TH						
GRANTEE: GRANTHAM WILEY III						
2	5/26/2010	WD	Q	I	01	121,000
GRANTOR: JOEL & KATEE BECKER						
GRANTEE: DAVID P HALL 111 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W17 W28 S26 E13 E32 N26 $
BAS=[YR=1993;ORIG=0,0] E12 S22 W12 N22 $
FSP=[YR=1993;ORIG=-32,26] S6 E15 N6 W15 $
FEP=[ORIG=-37,-9] E24 S9 W24 N9 $
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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	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,250

LN	USE CODE	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	SFR	100		RSFMH2	144.00	152.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/19/2019 BY KR Total Acres: 0.50 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/11/2021