LOT 1 SPRINGFIELD ESTATES PHASE
712-171,

WARD ASHLEY S SR/WARD NATALIE B
116 SW DANTE TER
LAKE CITY, FL 32024

2026

27-4S-16-03199-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

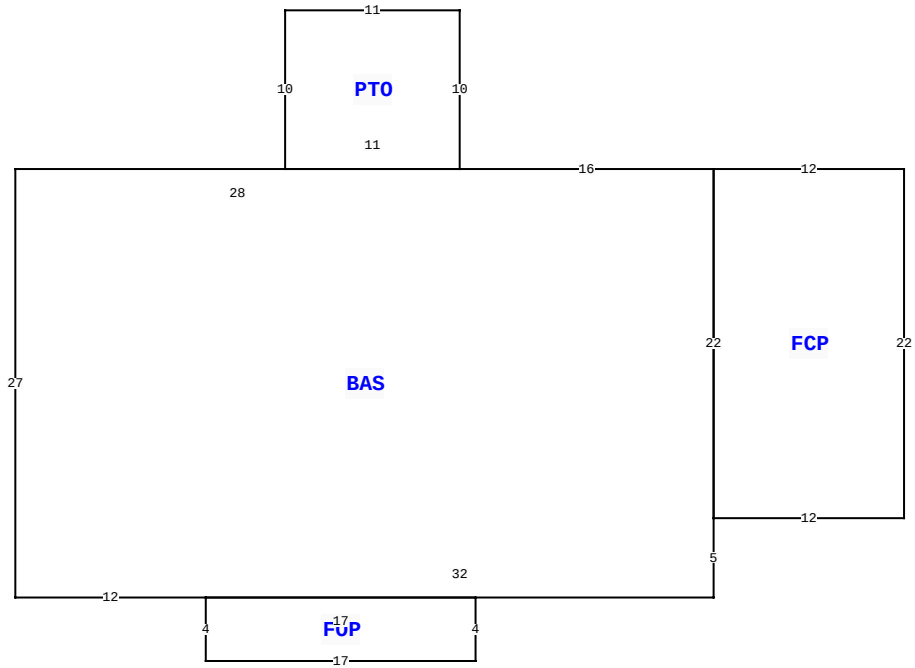
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	109,668
FCP	264	25		66	6,092
FOP	68	30		20	1,846
PTO	110	5		6	554
TOTALS	1,630			1,280	118,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	126.8000	142.02	181,786	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1188 HX Base Yr



116 SW DANTE TER, 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		118,161
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		147,161
SOH/AGL Deduction		61,554
ASSESSED VALUE		85,607
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		29,885
TOTAL JUST VALUE		147,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,161

LAND:1:1: 0.39 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0712/0171	2/28/1990	WD	Q	I		49,000

GRANTOR: DAUGHTRY O P

GRANTEE: ASHLEY WARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W11 S10 E11$ W28 S27 E12 FOP= S4 E17 N4 W17$ E32 N5 FCP= E12 N22 W12 S22$ N22$.

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	60	10	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	98.00	175.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/18/2019 BY KR Total Acres: 0.39 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS