LOT 5 SPRINGFIELD ESTATES PHASE
721-768, 725-835, 768-1867, 918-

**BROWN SUSAN**
460 SW DANTE TER
LAKE CITY, FL 32024

**2026**

**27-4S-16-03199-305**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

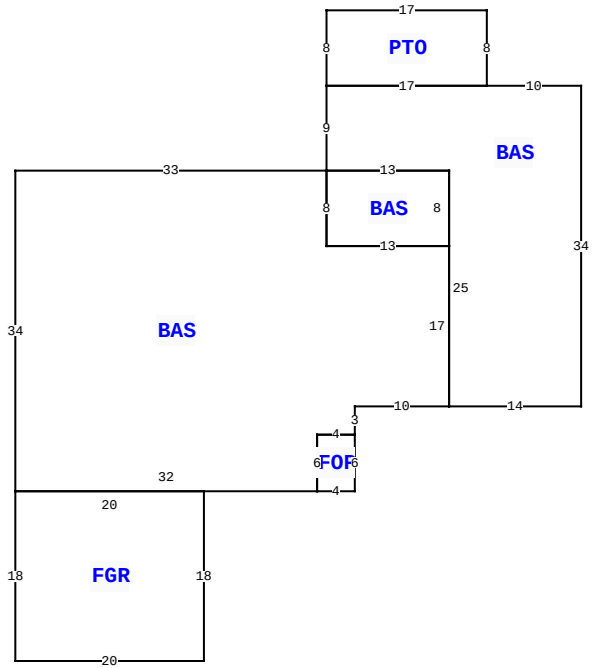
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 06 | VINYL ASB 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 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 | 104 | 100 | | 104 | 8,496 |
| BAS | 593 | 100 | | 593 | 48,443 |
| BAS | 1,346 | 100 | | 1,346 | 109,957 |
| FGR | 360 | 55 | | 198 | 16,175 |
| FOP | 24 | 30 | | 7 | 572 |
| PTO | 136 | 5 | | 7 | 572 |
| TOTALS | 2,563 | | | 2,255 | 184,215 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,255 | 112.2100 | 125.68 | 283,408 | 1990 | 1995 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2016 Heated Area: 2043 HX Base Yr 2016




460 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 | | 184,215 |
| TOTAL MARKET OB/XF VALUE | | 4,880 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 217,095 |
| SOH/AGL Deduction | | 119,740 |
| ASSESSED VALUE | | 97,355 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 97,355 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 217,095 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 217,095 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10638 | ADDN SFR | 110 | 01/10/1996 |
| 10589 | ADDN SFR | 175 | 12/22/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1303/0006 | 10/21/2015 | WD | Q | I | 01 | 120,000 |
| GRANTOR: JANICE E AMBROSINE | | | | | | |
| GRANTEE: SUSAN BROWN | | | | | | |
| 1205/0856 | 11/12/2010 | QC | U | I | 11 | 100 |
| GRANTOR: DUSTIN & CHRISTEN POT | | | | | | |
| GRANTEE: JANICE E AMBROSINE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W33 S34 FGR= S18 E20 N18 W20$ E32 FOP= E4 N6 W4 S6$ N6 E4 N3 E10 N17 BAS= N8W13 S8 E13$ W13 N8$ BAS= E13 S25 E14 N34 W10 PTO= N8 W17 S8 E17$ W17 S9$ .

## 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 | 16 | 60 | 960.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,344 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1996 | 1996 | 3 | 100 | 1,200 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 8 | 16 | 128.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 1,536 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,880

| 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 | 105.00 | 223.00 | 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: 0.54 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/20/2025 BY SYS