LOT 9 SPRINGFIELD ESTATES PHASE
735-372, DC 1543-1156, WD 1543-1

MURRAY DANIEL
540 SW DANTE TERRACE
LAKE CITY, FL 32024

2026

27-4S-16-03199-309

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

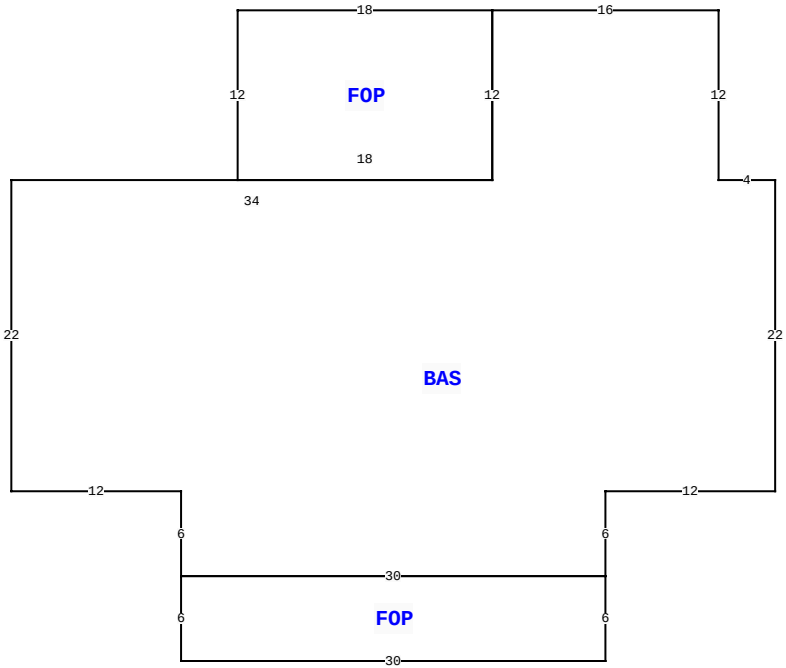
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,560	100		1,560	130,826
FOP	180	30		54	4,529
FOP	216	30		65	5,451
TOTALS	1,956			1,679	140,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,679	115.2000	129.02	216,625	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1560 HX Base Yr



540 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		140,806
TOTAL MARKET OB/XF VALUE		2,532
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		171,338
SOH/AGL Deduction		62,065
ASSESSED VALUE		109,273
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,551
TOTAL JUST VALUE		171,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,338

LAND:1:1: 0.54 AC.

SALE:1:1: LOT 9, SPRINGFIELD ESTATES PHASE 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053468	Roof Replacement	13,725	06/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/1158	6/23/2025	WD	Q	I	01	195,000
GRANTOR: ANDERSON CLARENCE						
GRANTEE: MURRAY DANIEL						
0735/0372	10/26/1990	WD	Q	I		59,000
GRANTOR: CRAWFORD CONSTRUCTIO						
GRANTEE: CLARENCE ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= W18 S12 E18 N12$ S12 W34 S22 E12 S6 FOP= S6 E30 N6 W30$ E30 N6 E12 N22 W4 N12$.

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	12	74	888.00	UT	1.50	1.50	100	0	0	3	100	1,332	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,532

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/MM	125.00	223.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/18/2025 BY TP Total Acres: 0.54 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/06/2025 BY SYS