LOT 15 SPRINGFIELD ESTATES PHASE
721-764, 721-800, 788-1898, 806-

FREY JASON J/FREY DONNA M
519 SW DANTE TER
LAKE CITY, FL 32024

2026

27-4S-16-03199-315

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

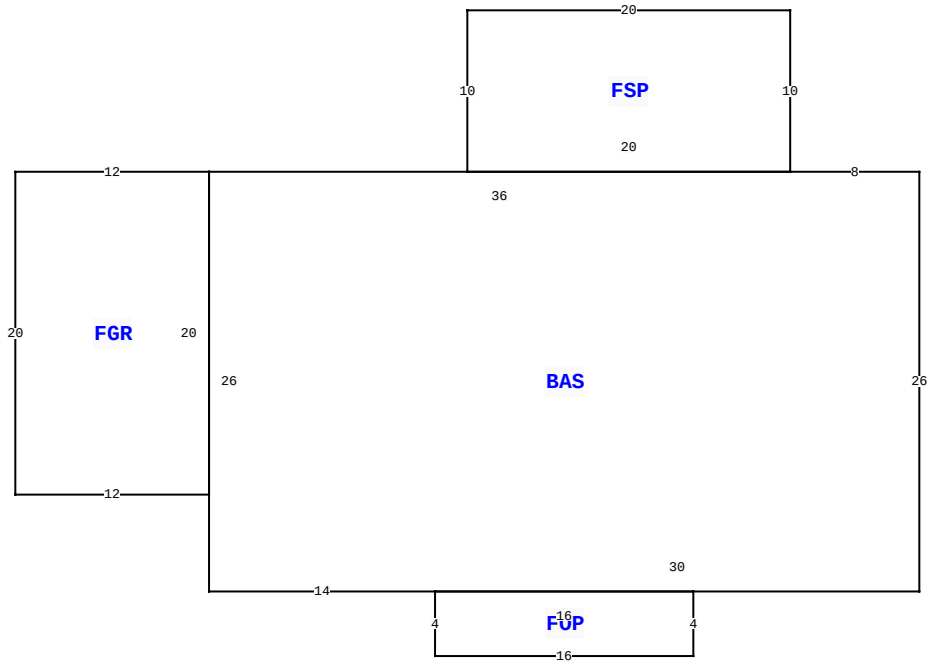
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,144	100		1,144	130,050
FGR	240	55		132	15,005
FOP	64	30		19	2,160
FSP	200	40		80	9,095
TOTALS	1,648			1,375	156,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	116.0000	129.92	178,640	1990	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2024 Heated Area: 1144 HX Base Yr 2024



519 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		156,310
TOTAL MARKET OB/XF VALUE		10,225
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		194,535
SOH/AGL Deduction		628
ASSESSED VALUE		193,907
TOTAL EXEMPTION VALUE	HX HB DX SX	105,722
BASE TAXABLE VALUE		88,185
TOTAL JUST VALUE		194,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049710	Roof Replacement	16,400	05/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2494	10/27/2023	WD	Q	I	01	240,000
GRANTOR: HIGGINS DONOVAN						
GRANTEE: FREY JASON J						
1321/0664	8/29/2016	WD	Q	I	01	120,000
GRANTOR: WALTER & CYNTHIA HASI						
GRANTEE: DONOVAN & ALANEY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W8 W36 S26 E14 E30 N26 $
FGR=[ORIG=-44,0] W12 S20 E12 N20 $
FSP=[ORIG=-8,0] N10 W20 S10 E20 $
FOP=[ORIG=-30,26] S4 E16 N4 W16 $
.

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	45	10	450.00	UT	2.50	2.50	100	0	0	3	100	1,125	
2	0296	SHED METAL	0	100	20	40	800.00	UT	10.00	10.00	100	1993	1993	3	100	8,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,225

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	117.00	205.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/21/2024 BY JS Total Acres: 0.55 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/06/2025 BY SYS