COMM SW COR OF NW1/4 OF SE1/4, RUN N 10 FT TO N R/W OF A CO RD, CONT N 470 FT TO POB, CONT

HOWLAND THOMAS JOHN
161 SW DANTE TER
LAKE CITY, FL 32024

2026

34-2S-16-01857-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

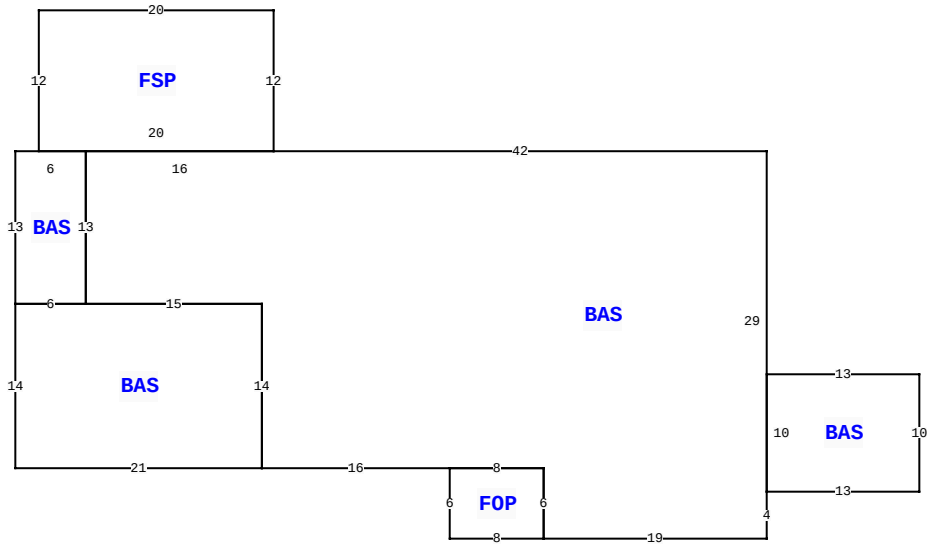
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	78	100		78	5,860
BAS	130	100		130	9,767
BAS	294	100		294	22,087
BAS	1,470	100		1,470	110,436
FOP	48	30		14	1,051
FSP	240	40		96	7,212
TOTALS	2,260			2,082	156,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,082	102.6432	114.96	239,347	1992	1992	0	0	0	34.65	65.35

1 SINGLE FAM 0% - 0 Heated Area: 1972 HX Base Yr



192 NW BELVIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,413
TOTAL MARKET OB/XF VALUE	5,016
TOTAL LAND VALUE - MARKET	42,350
TOTAL MARKET VALUE	203,779
SOH/AGL Deduction	0
ASSESSED VALUE	203,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,779
TOTAL JUST VALUE	203,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/1630	8/16/2019	WD	Q	I	01	145,000
GRANTOR: SUONG VIEN & XUANTHAO						
GRANTEE: THOMAS JOHN HOWLAND						
1323/0401	9/21/2016	WD	U	I	12	59,900
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: SUONG VIEN & XUANTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FSP= N12 W20 S12 E20$ W16 BAS= W6 S13 E6 N13$S13 BAS= W6 S14 E21 N14 W15$ E15 S14 E16 FOP= S6 E8 N6 W8$ E8 S6 E19 N4 BAS= E13 N10 W13 S10$ N29$.

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	0	10	14	140.00	UT	1.40	1.40	100	0	0	3	100	196	
2	0296	SHED METAL	0	0	6	8	48.00	UT	5.00	5.00	50	1993	1993	3	50	120	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 5,016

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	0		00	0.00	0.00	6.05	AC		1.00	1.00	1.00	7,000.00	7,000.00	42,350							

REVIEW DATE 02/15/2023 BY KS Total Acres: 6.05 Total Land Value: 42,350 Market: 0 Agricultural: 0 Common: 42,350 PRINTED 10/10/2025 BY SYS