LOT 9 SPRINGFIELD ESTATES PHASE
699-624-625, 788-726, WD 1025-26

RIX ARIANA NICOLE
266 SW DANTE TER
LAKE CITY, FL 32024

2026

27-4S-16-03199-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

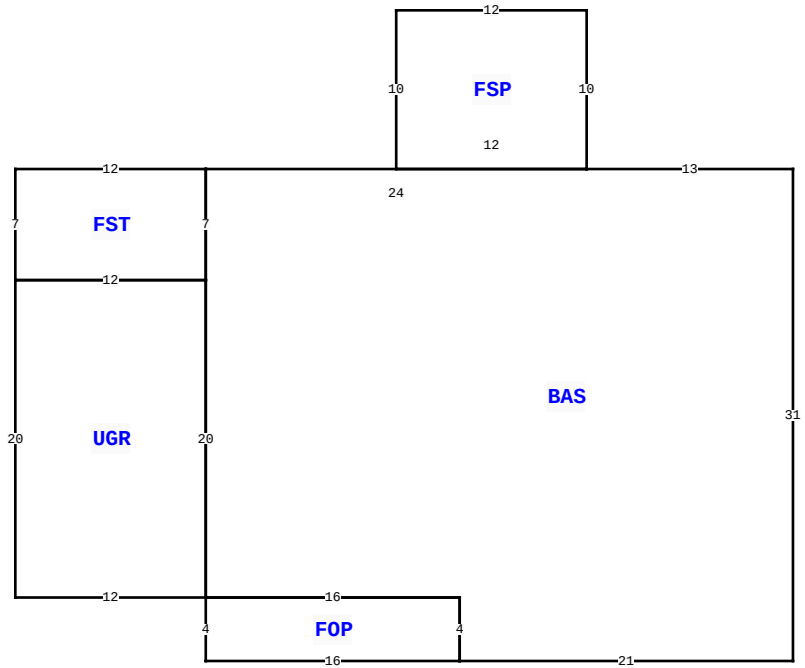
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,083	100		1,083	93,731
FOP	64	30		19	1,645
FSP	120	40		48	4,154
FST	84	55		46	3,981
UGR	240	45		108	9,347
TOTALS	1,591			1,304	112,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,304	116.8000	133.15	173,628	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1083 HX Base Yr 2022



266 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		112,858
TOTAL MARKET OB/XF VALUE		2,636
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		143,494
SOH/AGL Deduction		19,190
ASSESSED VALUE		124,304
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,893
TOTAL JUST VALUE		143,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1429/236	1/27/2021	WD	Q	I	01	130,000
GRANTOR: PLATZ DAVID L						
GRANTEE: RIX ARIANA NICOLE						
1025/0264	8/26/2004	WD	Q	I		82,000
GRANTOR: LUNSTRUM						
GRANTEE: PLATZ & MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N10 W12 S10 E12$ W24 FST= W12 S7 E12 N7$S7 UGR= W12 S20 E12 N20$ S20FOP= S4 E16 N4 W16$ E16 S4 E21 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	60	9	540.00	UT	1.40	1.40	100	0	0	3	100	756	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	60	1993	1993	3	60	480	

LAND DESCRIPTION

TOTAL OB/XF 2,636

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	100.00	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: 0.40 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 05/08/2026 BY SYS