LOT 10 SPRINGFIELD ESTATES PHASE
749-1127, 928-2274, WD 1064-2167

HASSAN AHMED
286 SW DANTE TER
LAKE CITY, FL 32024

2027

27-4S-16-03199-210

BUILDING CHARACTERISTICS

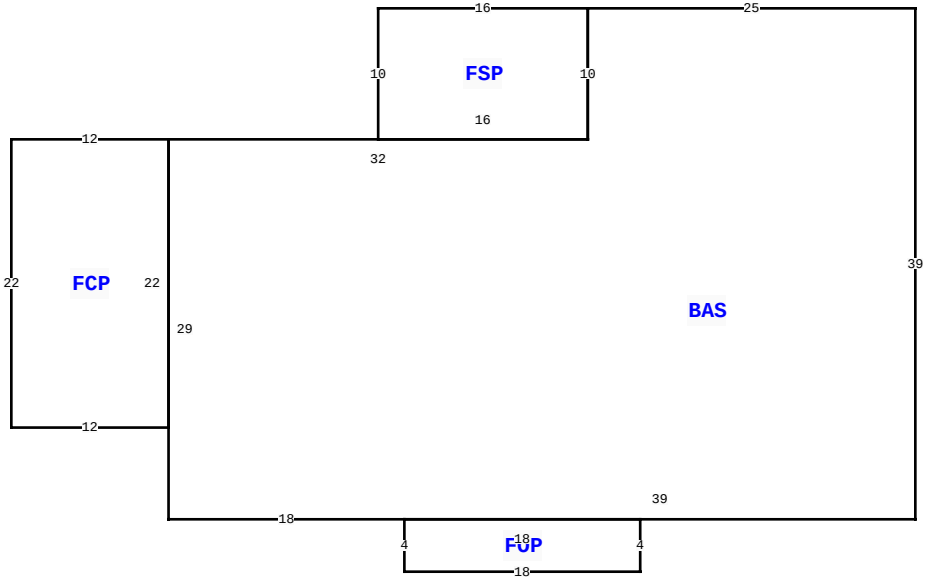
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,903	100		1,903	196,051
FCP	264	25		66	6,799
FOP	72	30		22	2,266
FSP	160	40		64	6,593
TOTALS	2,399			2,055	211,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,055	112.1670	123.38	253,546	1991	2010	0	0	0	16.50	83.50

1 SINGLE FAM 100% - 2020 Heated Area: 1903 HX Base Yr 2020



286 SW DANTE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

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	90	10	900.00	UT	2.00	2.00	100	0	0	3	100	1,800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		211,711
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		242,011
SOH/AGL Deduction		57,220
ASSESSED VALUE		184,791
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,380
TOTAL JUST VALUE		242,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,872

SALE:1:1: LOT 10, REPLAT SPRINGFIELD ESTATES PHASE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0519	2/27/2019	WD	Q	I	01	175,000
GRANTOR: CLARENCE W III & LEIG						
GRANTEE: AHMED HASSAN						
1268/2248	1/24/2014	WD	Q	I	01	118,500
GRANTOR: NATIONAL PROPERTY EXC						
GRANTEE: CLARENCE W III & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W16 S10 E16 N10$ S10 W32 FCP= W12 S22 E12 N22$ S29 E18 FOP= S4 E18N4 W18$ E39 N39$.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	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 11/17/2026 BY SYS