LOT 23 SPRINGFIELD ESTATES PHASE
692-150, 708-009, 743-181, 789-1

HOWLAND JOHN T
161 SW DANTE TERR
LAKE CITY, FL 32024

2027

27-4S-16-03199-223

BUILDING CHARACTERISTICS

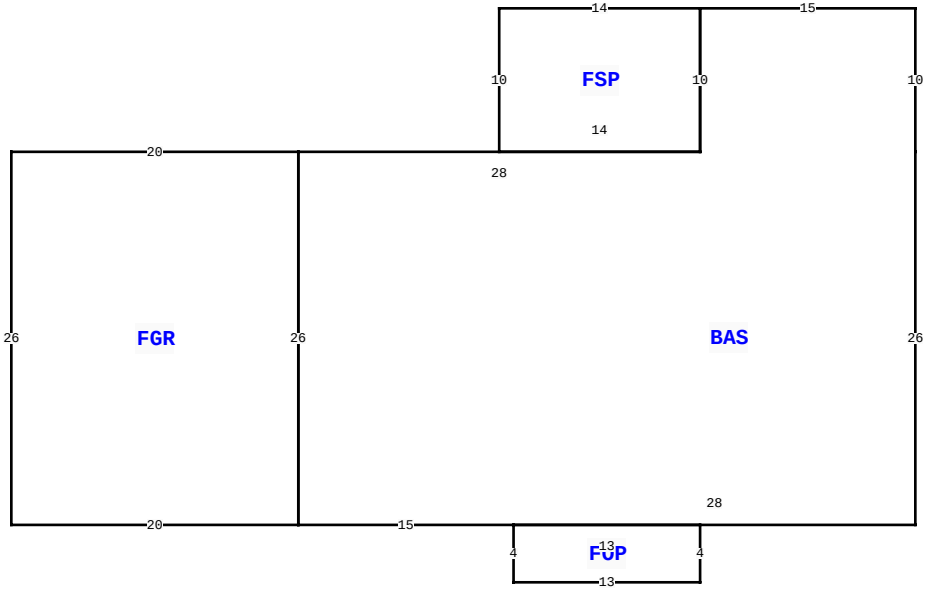
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,268	100		1,268	103,569
FGR	520	55		286	23,360
FOP	52	30		16	1,307
FSP	140	40		56	4,574
TOTALS	1,980			1,626	132,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,626	114.2400	125.66	204,323	1989	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1268 HX Base Yr 2008



161 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	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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	5.50	5.50	100	2007	2007	3	100	660	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,810
TOTAL MARKET OB/XF VALUE		3,960
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		164,770
SOH/AGL Deduction		52,280
ASSESSED VALUE		112,490
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,079
TOTAL JUST VALUE		164,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1135/0771	11/01/2007	WD	Q	I		146,300
GRANTOR: KIRCHNER						
GRANTEE: JOHN & BARBARA HOWL						
0879/1519	4/23/1999	WD	Q	I		71,000
GRANTOR: CASTELLANOS & IZQUIER						
GRANTEE: KIRCHNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W15 FSP= W14 S10 E14 N10$ S10 W28 FGR= W20 S26 E20 N26$ S26 E15 FOP= S4 E13 N4 W13$ E28 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 3,960

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	205.00	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: 0.47 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS