LOT 9 BLOCK 1 BARDIN TERRACE S/D
SW COR OF LOT, RUN E 30 FT, NW 3
S 5 FT TO POB.

ELLIS VICTORIA D
1075 SW OLD DOGWOOD TERRACE
LAKE CITY, FL 32025

2026

05-4S-17-07623-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

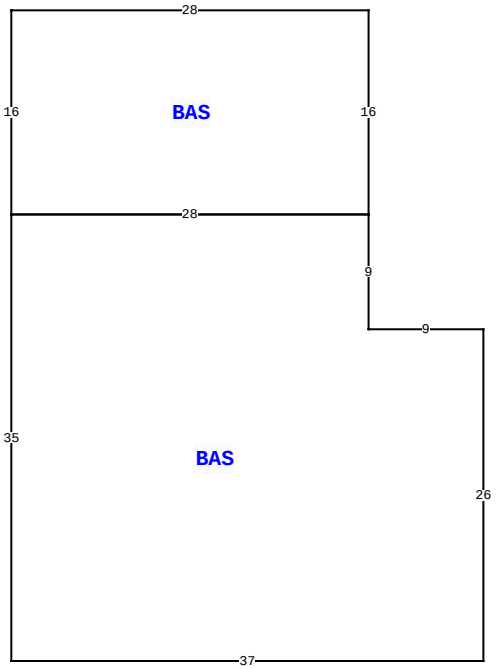
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100		448	34,507
BAS	1,214	100		1,214	93,508
TOTALS	1,662			1,662	128,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	105.8000	118.50	196,947	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1662 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

1075 SW OLD DOGWOOD TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		128,016
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		8,965
TOTAL MARKET VALUE		138,881
SOH/AGL Deduction		69,790
ASSESSED VALUE		69,091
TOTAL EXEMPTION VALUE	HX HB	44,091
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,881

SALE:1:1: DOT CHECKED - INCLUDED FURNISHINGS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0747/1750	7/01/1991	WD	Q	I	06	43,000
GRANTOR: JULIAN MCCRANIE						
GRANTEE: VICTORIA ELLIS						
0705/0242	12/14/1989	WD	Q	I		28,900
GRANTOR: BALDWIN VERNON-WM C						
GRANTEE: MCCRANIE JULIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N9 BAS= N16 W28 S16 E28$ W28 S35 E37 N26$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	-275.00	126.00	9,437.00	SF		1.00	1.00	1.00	0.95	0.95	8,965							

REVIEW DATE 09/30/2016 BY DF Total Acres: 0.22 Total Land Value: 8,965 Market: 0 Agricultural: 0 Common: 8,965 PRINTED 11/11/2025 BY SYS