

LOT 5 BLOCK B OAKHAVEN S/D.
836-87, DC 918-1717, 928-549, WD

JACOBS SCOTT A/JACOBS CYNTHIA A
254 NW DOGWOOD TER
LAKE CITY, FL 32055

2026

12-3S-15-00167-020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	12315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	56,832
BAS	2,361	100		2,361	217,828
FDG	805	60		483	44,562
FOP	174	30		52	4,797
TOTALS	3,956			3,512	324,020

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,300.00	UT	2.00
2	0166	CONC, PAVMT	0	100	0	0	855.00	UT	2.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2024

Heated Area: 2977

HX Base Yr 2024

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

254 NW DOGWOOD TER, LAKE CITY				XF DATE					LAND DATE		04/07/2025	MLU
				INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1,300.00	UT	2.00	2.00	100	1997	1997	3	100	2,600			
855.00	UT	2.00	2.00	100	1993	1993	3	100	1,710			
1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500			
1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200			

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					324,020				
TOTAL MARKET OB/XF VALUE					7,010				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					386,030				
SOH/AGL Deduction					188,062				
ASSESSED VALUE					197,968				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					147,246				
TOTAL JUST VALUE					386,030				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					390,530				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050684	Remodel	15,085	08/28/2024
000047081	Roof Replacement	23,350	04/28/2023
14334	GARAGE	50	07/30/1998
12295	SFR	350	03/19/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1403	3/18/2023	WD	Q	I	01	404,000
GRANTOR: BUBELA ALLEN J II						
GRANTEE: JACOBS SCOTT A						
1470/976	7/01/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BUBELA ALLEN J II						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W33 S13 W36 S28 E28 E41 N41 \$									
FDG=[ORIG=0,-30] N23 W35 S23 E35 \$									
BAS=[ORIG=0,41] E22 N28 W22 S28 \$									
FOP=[ORIG=-41,41] S6 E29 N6 W29 \$									