

LOT 9 BLOCK C OAKHAVEN S/D.
899-857, WD 1311-042, WD 1369-32

PECORA PATRICIA/GRIFFIN AMBER
247 NW DOGWOOD TER
LAKE CITY, FL 32055

2026

12-3S-15-00167-038



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		07 07			
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	2,083	100	2021	2,083	223,230
BAS	674	100		674	72,231
FOP	234	30		70	7,502
FOP	322	30		97	10,395
TOTALS	3,313			2,924	313,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,924	125.9060	141.01	412,313	2001	2001	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025
Heated Area: 2757
HX Base Yr 2025

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC, PAVMT	0	100	0	0	791.00	UT	1.50	1.50	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	

TOTAL OB/XF											
4,387											

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

TOTAL OB/XF											
4,387											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		313,358	
TOTAL MARKET OB/XF VALUE		4,387	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		372,745	
SOH/AGL Deduction		0	
ASSESSED VALUE		372,745	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		322,023	
TOTAL JUST VALUE		372,745	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		376,868	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17710	SFR	367	12/05/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1425/390	11/25/2020	WD	Q	I	01	300,000	
GRANTOR: DICKS BRADY K							
GRANTEE: PECORA PATRICIA							
1369/0322	9/19/2018	WD	Q	I	01	235,000	
GRANTOR: TYLER N NEAL							
GRANTEE: BRADY K & CASEY U D							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W13 S14 W13 N6 U4L4 W7 N20 W32 S15 E5 S7 E18 S31 E46 N37 \$											
BAS=[YR=2021;ORIG=-69,-1] W2 S32 E25 N25 W18 N7 W5 \$											
FOP=[ORIG=-46,37] S7 E46 N7 W46 \$											
FOP=[ORIG=-13,0] W24 S4 E7 D4R4 S6 E13 N14 \$											
.											