LOT 13 BLOCK C OAKHAVEN S/D.

874-732, 947-2766, WD 1074-2561,

DOLL JOHN H JR/DOLL MARILYN T
483 NW DOGWOOD TERRACE
LAKE CITY, FL 32055

2026

12-3S-15-00167-042

COLUMBIA COUNTY PROPERTY

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	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

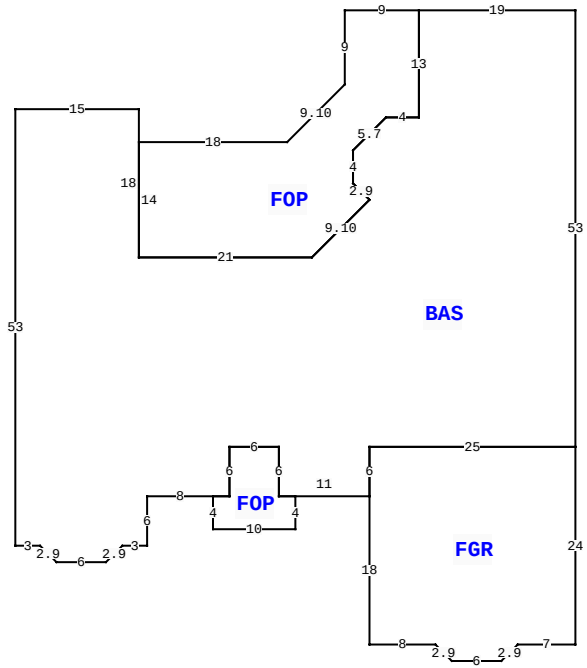
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12315.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,875	100		2,875	331,943
FGR	616	55		339	39,141
FOP	76	30		23	2,655
FOP	508	30		152	17,550
TOTALS	4,075			3,389	391,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,389	130.4941	146.15	495,302	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 2875 HX Base Yr



483 NW DOGWOOD TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	391,289
TOTAL MARKET OB/XF VALUE	29,058
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	475,347
SOH/AGL Deduction	0
ASSESSED VALUE	475,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	475,347
TOTAL JUST VALUE	475,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052770	Solar Power Syste	70,196	03/31/2025
000051543	Roof Replacement	3,900	11/18/2024
000048117	Electrical Servic	0	09/14/2023
000047883	Storage Building	40,000	08/11/2023
22161	POOL	150	08/06/2004
21688	SFR	845	04/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1309	4/09/2025	QC	U	I	11	100
GRANTOR: DOLL JOHN H JR						
GRANTEE: DOLL JOHN H JR						
1396/1183	9/25/2019	WD	Q	I	01	355,000
GRANTOR: ERNEST & DEANNA HANNA						
GRANTEE: JOHN H JR & MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= W9 S9 L7 D7 W18 S14 E21 R7 U7 U2 L2 N4 R4 U4 E4 N13$ S13 W4 D4 L4 S4 R2 D2 D7 L7 W21 N18 W15 S53 E3 R2 D2 E6 U2 R2 E3 N6 E8 FOP= S4 E10 N4 W2 N6 W6 S6 W2$ E2 N6 E6 S6 E11 FGR= S18 E8 R2 D2 E6 U2 R2 E7 N24 W25 S6$ N6 E25 N53$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0280	POOL R/CON	0	0	16	26	416.00	UT	70.00	70.00	100	2004	2004	3	43	12,522	
3	0296	SHED METAL	0	0	14	19	266.00	UT	5.00	5.00	100	2004	2004	3	100	1,330	
4	0166	CONC,PAVMT	0	0	0	0	2,703.00	UT	2.00	2.00	100	2004	2004	3	100	5,406	
5	0169	FENCE/WOOD	0	0	0	0	240.00	UT	15.00	15.00	75	2016	2016	3	75	2,700	
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 29,058

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/16/2024 BY JS Total Acres: 4.05 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS