

LOT 6 BLOCK B OAKHAVEN S/D UNIT
748-1246, 772-1727, 773-599, DC

MCGINNIS KEVIN K
656 NW DOGWOOD TERRACE
LAKE CITY, FL 32055-7911

2026

12-3S-15-00167-213

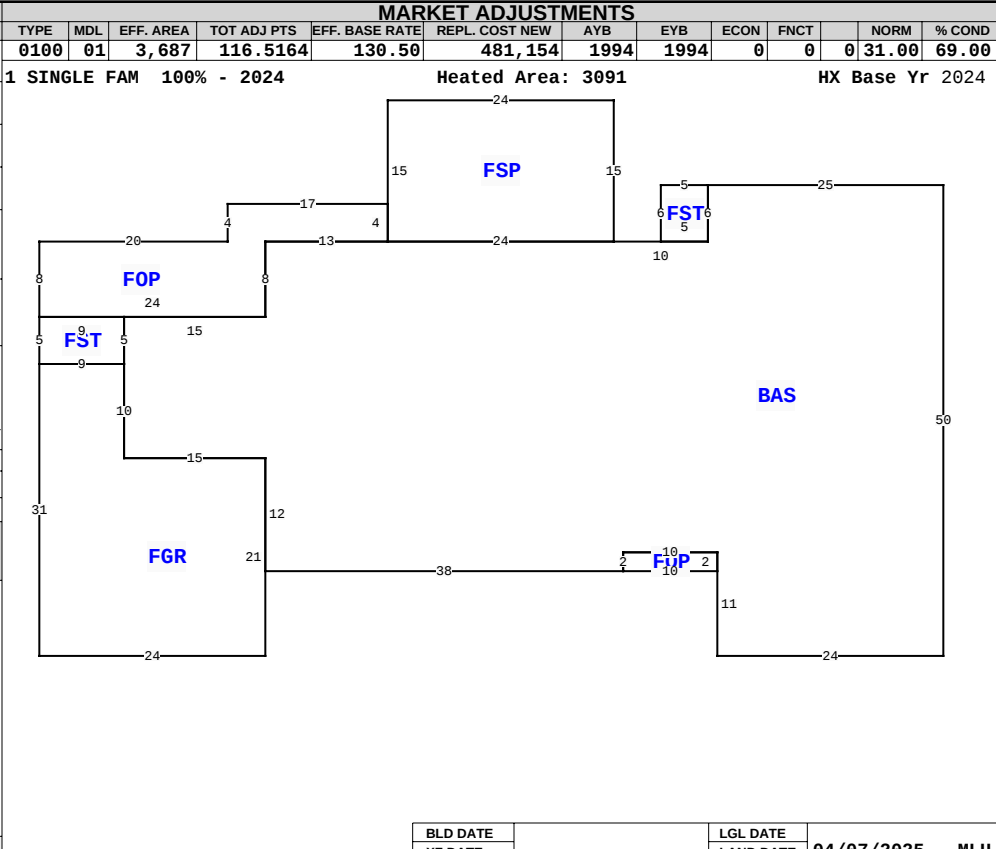
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	12315.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,091	100		3,091	278,329
FGR	594	55		327	29,445
FOP	20	30		6	540
FOP	260	30		78	7,024
FSP	360	40		144	12,966
FST	30	55		16	1,441
FST	45	55		25	2,251
TOTALS	4,400			3,687	331,996

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	1.40	1.40
2	0180	FPLC 1STRY	0	100	0	0	0	2,000.00	2,000.00
3	0169	FENCE/WOOD	0	100	0	0	0	2,000.00	2,000.00

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		RSF-1	0.00	0.00	1.00



656 NW DOGWOOD TER, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	331,996		
TOTAL MARKET OB/XF VALUE	5,938		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	392,934		
SOH/AGL Deduction	0		
ASSESSED VALUE	392,934		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	342,212		
TOTAL JUST VALUE	392,934		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	397,746		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7731	SFR	93,000	10/27/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/228	12/05/2023	WD	Q	I	01	405,000
GRANTOR: LOWRY MARIE						
GRANTEE: MCHINNIS KEVIN K						
0773/0599	4/05/1993	WD	Q	V		24,000
GRANTOR: EVERETT ROGERS						
GRANTEE: CARL J LOWRY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W25 FST= W5 S6 E5 N6\$S6W10 FSP= N15 W24 S15 E24\$ W24 FOP= N4 W17 S4 W20 S8 E24N8 E13\$ W13 S8 W15 FST= W9 S5E9 N5\$ S5 FGR= W9 S31 E24 N21W15 N10\$ S10 E15 S12 E38 FOP= E10 N2 W10 S2\$ N2 E10 S11 E24 N50\$.									