LOT 8 BLOCK B OAKHAVEN S/D
UNIT 2. 878-1180, 910-1957,
WD 1268-1970, WD 1311-1839,

SANTIAGO NELSON/SANTIAGO EDITH
794 NW DOGWOOD TER
LAKE CITY, FL 32055

2026

12-3S-15-00167-215

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

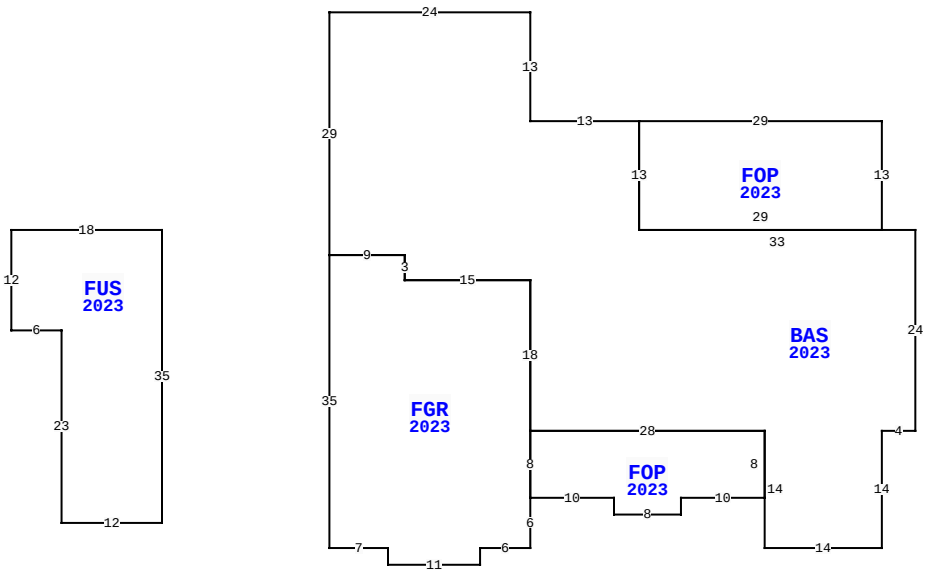
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	12315.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	2023	2,210	306,657
FGR	817	55	2023	449	62,302
FOP	240	30	2023	72	9,991
FOP	377	30	2023	113	15,680
FUS	492	100	2023	492	68,270
TOTALS	4,136			3,336	462,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,336	127.7199	143.05	477,215	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2702 HX Base Yr 2023



794 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		462,899
TOTAL MARKET OB/XF VALUE		13,320
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		531,219
SOH/AGL Deduction		47,749
ASSESSED VALUE		483,470
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		432,748
TOTAL JUST VALUE		531,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047409	Storage Building	18,000	06/07/2023
000042125	New Residential C	200,000	06/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/1839	3/17/2016	WD	Q	V	01	30,000
GRANTOR: THOMAS W & CHYRL A KN						
GRANTEE: NELSON & EDITH SANT						
1268/1970	1/22/2014	WD	Q	V	01	27,500
GRANTOR: PREVOST & ALEXANDER (						
GRANTEE: THOMAS W & CHYRL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-10] W33 N13 W13 N13 W24 S29 E9 S3 E15 S18 E28 S14 E14 N14 E4 N24 $
FGR=[YR=2023;ORIG=-26,-4] W15 N3 W9 S35 E7 S2 E11 N2 E6 N6 N8 N18 $
FOP=[YR=2023;ORIG=-13,-23] E29 S13 W29 N13 $
FOP=[YR=2023;ORIG=2,14] W28 S8 E10 S2 E8 N2 E10 N8 $
FUS=[YR=2023;ORIG=-70,-10] W18 S12 E6 S23 E12 N35 $
.

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	1,200.00	UT	3.00	3.00	100	2023	2022		100	3,600	
2	0030	BARN,MT	0	100	18	30	540.00	UT	18.00	18.00	100	2024	2023		100	9,720	

LAND DESCRIPTION

TOTAL OB/XF 13,320

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

REVIEW DATE 10/05/2023 BY JB Total Acres: 4.20 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS