LOT 9 BLOCK B OAKHAVEN S/D UNIT
625-264, 630-198, 713-156, DC 90

MCHINNIS KEVIN K
656 NW DOGWOOD TER
LAKE CITY, FL 32055

2026

12-3S-15-00167-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

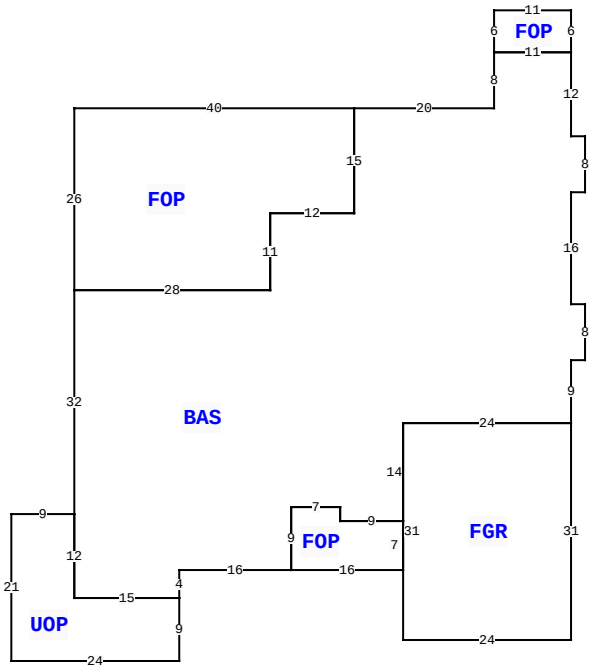
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	3,328	100		3,328	208,471
FGR	744	55		409	25,621
FOP	66	30		20	1,253
FOP	126	30		38	2,381
FOP	908	30		272	17,039
UOP	324	20		65	4,072
TOTALS	5,496			4,132	258,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,132	99.8712	111.86	462,206	1991	1991	0	0	10	34.00	56.00

1 SINGLE FAM 0% - 2025 Heated Area: 3328 HX Base Yr



230 NW VENICE GLN, 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	258,835
TOTAL MARKET OB/XF VALUE	3,890
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	317,725
SOH/AGL Deduction	0
ASSESSED VALUE	317,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,725
TOTAL JUST VALUE	317,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17024	REMODEL	0	05/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/709	4/30/2025	WD	U	I	12	383,300
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MCHINNIS KEVIN K						
1538/1636	3/31/2025	QC	U	I	11	100
GRANTOR: NEWREZ LLC D/B/A SHEL						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N6 W11 S6 E11$ BAS= W11S8 W20 FOP= W40 S26 E28 N11 E12 N15$ S15 W12 S11 W28 S32 UOP= W9 S21 E24 N9 W15 N12$ S12 E15 N4 E16 FOP= E16 N7 W9N2 W7 S9$N9 E7 S2 E9 N14 E24 FGR= W24 S31 E24 N31$ N9 E2 N8 W2 N16 E2 N8 W2 N12$.

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	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	30	45	1,350.00	UT	1.40	1.40	100	0	0	3	100	1,890	

LAND DESCRIPTION

TOTAL OB/XF 3,890

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		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 08/05/2025 BY TP Total Acres: 4.04 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS