

LOT 15 BLOCK B OAKHAVEN S/D UNIT
847-1776, 882-1539, 984-2310, LE

WYNN MARK A/WYNN CHERYL G
755 NW DOGWOOD TER
LAKE CITY, FL 32055

2026

12-3S-15-00167-222



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
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	06 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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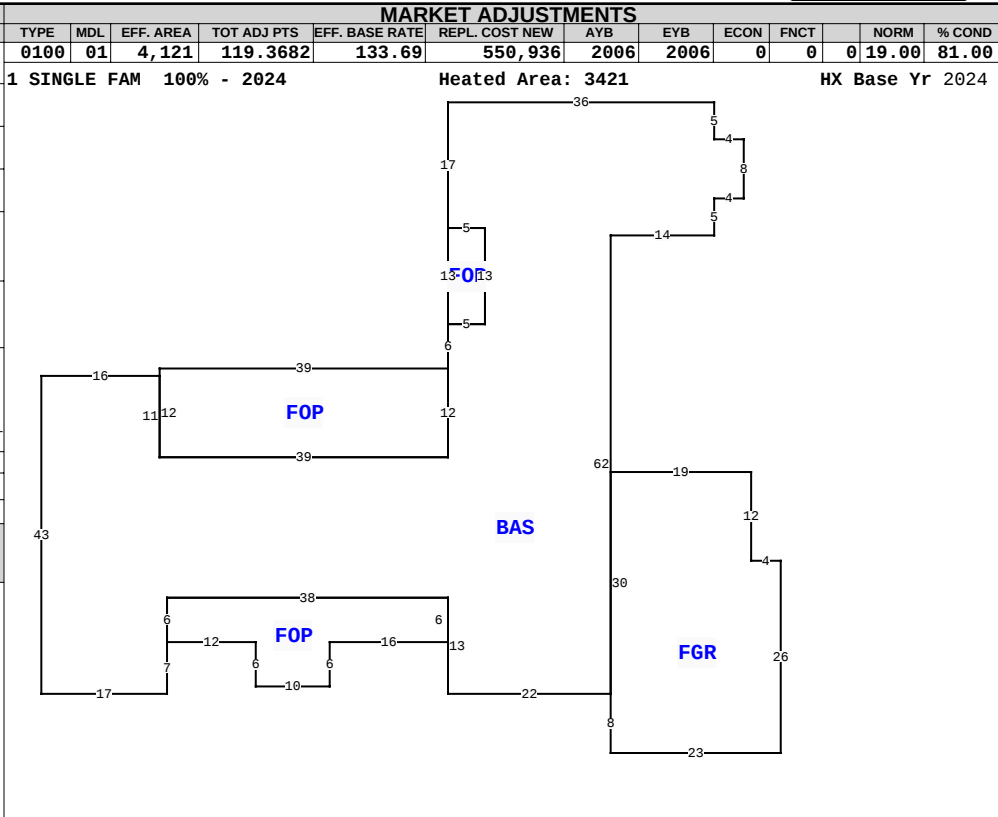
NEIGHBORHOOD/LOC	12315.020 1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,421	100		3,421	370,456
FGR	826	55		454	49,163
FOP	65	30		20	2,166
FOP	288	30		86	9,313
FOP	468	30		140	15,161

TOTALS	5,068			4,121	446,258
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0220	JACUZZI	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0280	POOL R/CON	0	100	18	32	576.00	UT	70.00
4	0282	POOL ENCL	0	100	37	44	1,628.00	UT	15.00
5	0166	CONC, PAVMT	0	100	0	0	2,344.00	UT	2.50
6	0120	CLFENCE 4	0	100	0	0	120.00	UT	6.00

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



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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0.00	100	2006	2006	3	100	2,000	
1,200.00	100	2006	2006	3	100	1,200	
70.00	100	2006	2006	3	51	20,563	
15.00	100	2006	2006	3	40	9,768	
2.50	100	2006	2006	3	100	5,860	
6.00	100	2006	2006	3	100	720	

TOTAL OB/XF									
40,111									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		446,258	
TOTAL LAND VALUE - MARKET		40,111	
TOTAL MARKET VALUE		55,000	
SOH/AGL Deduction		347,474	
ASSESSED VALUE		193,895	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		143,173	
TOTAL JUST VALUE		541,369	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		548,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24728	POOL ENCL	35	07/07/2006
24455	POOL	295	05/01/2006
23794	SFR	1,032	10/31/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1499/1699	9/20/2023	WD	Q	I	01
GRANTOR: RICHER JENNIFER					
GRANTEE: WYNN MARK A					
1449/1934	10/11/2021	LE	U	I	14
GRANTOR: RICHER PATRICIA C					
GRANTEE: RICHER JENNIFER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W36 S17 FOP= S13 E5 N13 W5\$ E5 S13 W5 S6 FOP= W39 S12 E39 N12\$ S12 W39 N11 W16 S43 E17 N7 FOP= E12 S6 E10 N6 E16 N6 W38 S6\$ N6 E38 S13 E22 FGR= S8 E23 N26 W4 N12 W19 S30\$ N62 E14 N5 E4 N8 W4 N5\$.									