

LOT 19 BLOCK B OAKHAVEN S/D UNIT
ORB 874-732, 902-2452, WD 1024-2

BREEDLOVE ROBERT C/BREEDLOVE ELAINE F
523 NW DOGWOOD TER
LAKE CITY, FL 32055

2026

12-3S-15-00167-226



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architctual Units	05	CONV 100 0 100

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
BAS	1,080	100	
FCP	475	25	
FOP	144	30	
FOP	144	30	2023
FST	209	55	
FUS	794	100	

TOTALS	2,846		2,194	260,505
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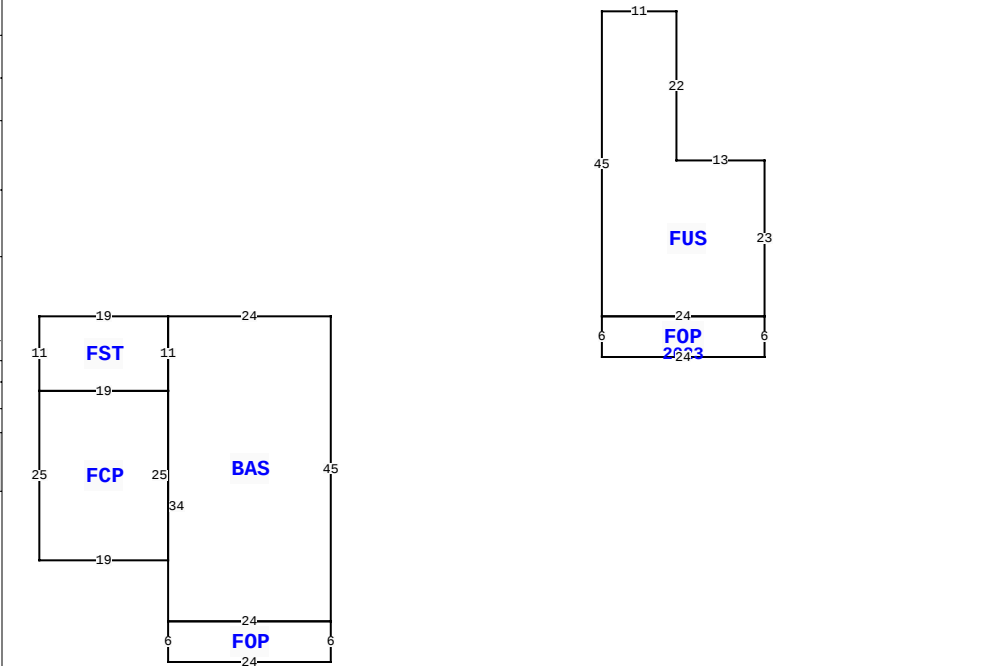
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0190	FPLC PF
2	0166	CONC, PAVMT
3	0280	POOL R/CON
4	0282	POOL ENCL

L N	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	0190	FPLC PF	0	100	0	0		1.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC, PAVMT	0	100	26	35		910.00	UT 2.00	100	2017	2017	3	100	1,820	
3	0280	POOL R/CON	0	100	8	25		200.00	UT 70.00	100	2017	2017	3	84	11,760	
4	0282	POOL ENCL	0	100	15	42		630.00	UT 15.00	100	2017	2017	3	57	5,387	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C

REVIEW DATE 01/25/2023 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,194	115.2360	129.06	283,158	2017	2017	0	0	0	8.00	92.00	
1 SINGLE FAM				100% - 2018	Heated Area: 1874			HX Base Yr 2018					



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

523 NW DOGWOOD TER, LAKE CITY										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200				
910.00	UT	2.00	2.00	100	2017	2017	3	100	1,820				
200.00	UT	70.00	70.00	100	2017	2017	3	84	11,760				
630.00	UT	15.00	15.00	100	2017	2017	3	57	5,387				

TOTAL OB/XF													20,167	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00			

Total Acres: 4.11 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			260,505
TOTAL MARKET OB/XF VALUE			20,167
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			335,672
SOH/AGL Deduction			168,927
ASSESSED VALUE			166,745
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE			116,023
TOTAL JUST VALUE			335,672
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34891	POOL	206	01/31/2017
34180	SFR	792	06/24/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1314/1211	5/04/2016	WD	Q	V	01	30,000	
GRANTOR: PERDOMO & NEZWADOWITZ							
GRANTEE: ROBERT C & ELAINE F							
1024/2494	8/25/2004	WD	Q	V		48,300	
GRANTOR: BLUNK							
GRANTEE: PERDOMO & NEZWADOWI							

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[ORIG=0,0] W24 S11 S34 E24 N45 \$															
FUS=[ORIG=40,0] E24 N23 W13 N22 W11 S45 \$															
FCP=[ORIG=-24,11] W19 S25 E19 N25 \$															
FST=[ORIG=-24,0] W19 S11 E19 N11 \$															
FOP=[ORIG=-24,45] S6 E24 N6 W24 \$															
FOP=[YR=2023;ORIG=40,0] E24 S6 W24 N6 \$															