LOTS 4 & 5 & THE EAST 3.50 FT OF
7 BLOCK 3 & W1/2 OF DOGWOOD AVE
ADJACENT TO LOTS 4 & 5 BLOCK 3 B

PHINNEY BONICE
1040 SW OLD DOGWOOD TER
LAKE CITY, FL 32025

2026

05-4S-17-07632-000

BUILDING CHARACTERISTICS

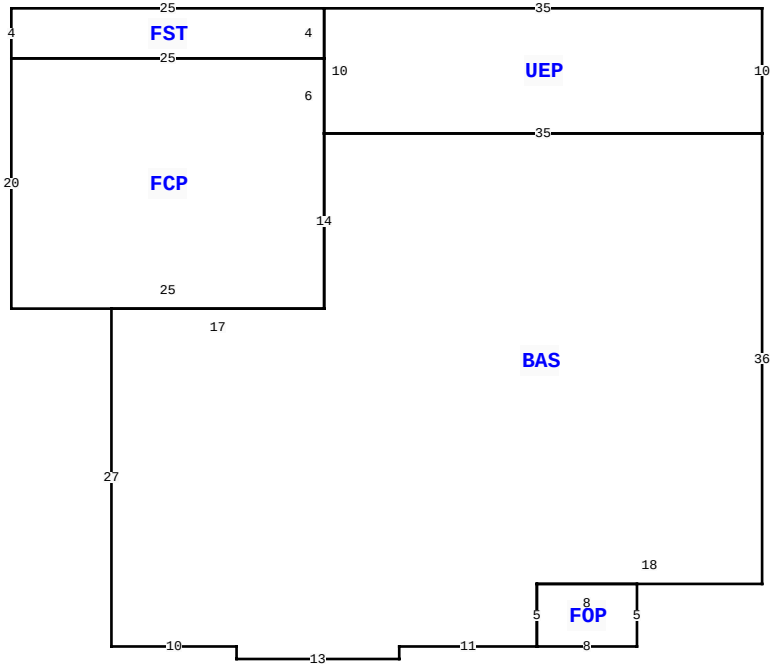
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100		1,817	67,914
FCP	500	25		125	4,672
FOP	40	30		12	449
FST	100	55		55	2,056
UEP	350	60		210	7,849
TOTALS	2,807			2,219	82,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,219	74.1623	83.06	184,310	1945	1945	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2023 Heated Area: 1817 HX Base Yr 2023



1040 SW OLD DOGWOOD TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	770	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	260	
3	0011	BARN,BLK A	0	100	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		82,940
TOTAL MARKET OB/XF VALUE		4,230
TOTAL LAND VALUE - MARKET		30,800
TOTAL MARKET VALUE		117,970
SOH/AGL Deduction		30,877
ASSESSED VALUE		87,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,682
TOTAL JUST VALUE		117,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/1412	1/06/2023	LE	U	I	14	100
GRANTOR: PHINNEY BONICE						
GRANTEE: PHINNEY BONICE (ENH						
1474/328	8/24/2022	WD	Q	I	01	115,000
GRANTOR: THE JEAN R MCCALEB FA						
GRANTEE: PHINNEY BONICE						

BUILDING NOTES

BUILDING DIMENSIONS

UEP= N10 W35 S10 E35$ BAS= W35 FCP= N6 FST= N4 W25 S4 E25$ W25 S20 E25 N14$ S14 W17 S27 E10 S1 E13 N1 E11 FOP= E8 N5 W8 S5 $ N5 E18 N36$.

LAND DESCRIPTION

TOTAL OB/XF 4,230

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-2	260.00	175.00	28,000.00	SF		1.00	1.00	1.00	1.10	1.10	30,800							

REVIEW DATE 09/26/2022 BY ME Total Acres: 0.64 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 06/23/2026 BY SYS