

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

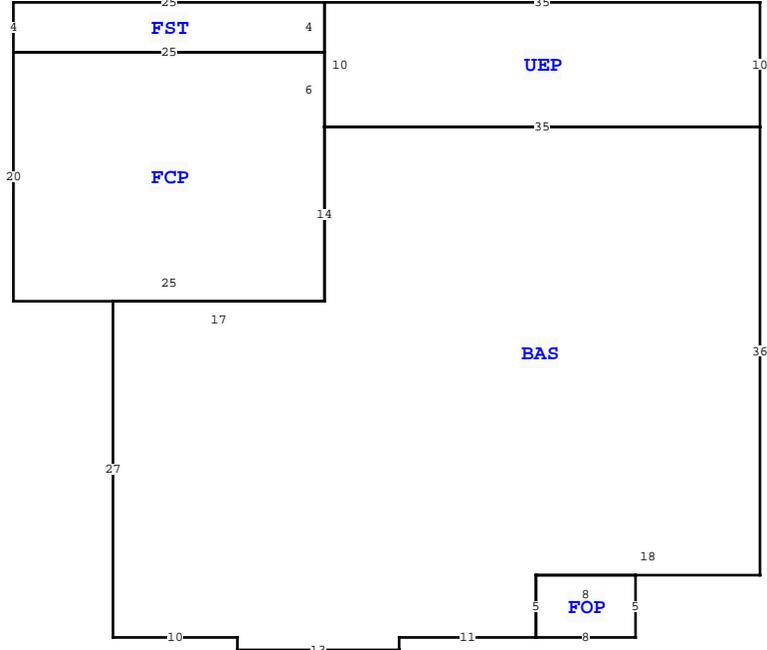
2026

05-4S-17-07632-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	04	SINGLE SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	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
BAS	1,817	100
FCP	500	25
FOP	40	30
FST	100	55
UEP	350	60
TOTALS	2,807	

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	84.55	187,616	1945	1945	0	0	20	35.00	45.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1817 HX Base Yr 2023														



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		84,427
TOTAL MARKET OB/XF VALUE		4,230
TOTAL LAND VALUE - MARKET		26,600
TOTAL MARKET VALUE		115,257
SOH/AGL Deduction		28,164
ASSESSED VALUE		87,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,682
TOTAL JUST VALUE		115,257
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						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 100	0 0	1.00 UT 0.00
2	0258	PATIO	0 100	0 0	1.00 UT 0.00
3	0011	BARN, BLK A	0 100	24 30	1.00 UT 0.00
4	0190	FPLC PF	0 100	0 0	1.00 UT 1,200.00

TOTAL OB/XF														
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
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
TOTALS														4,230

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	260.00	175.00	28,000.00	SF		1.00	1.00	1.00	0.95	0.95	26,600							