LOT 4 BLOCK B OAKHAVEN S/D.

803-390, WD 1456-2375,

WILLIAMS FAMILY TRUST DATED MARCH 12, 2020
162 NW DOGWOOD TER
LAKE CITY, FL 32055

2027

12-3S-15-00167-019

BUILDING CHARACTERISTICS

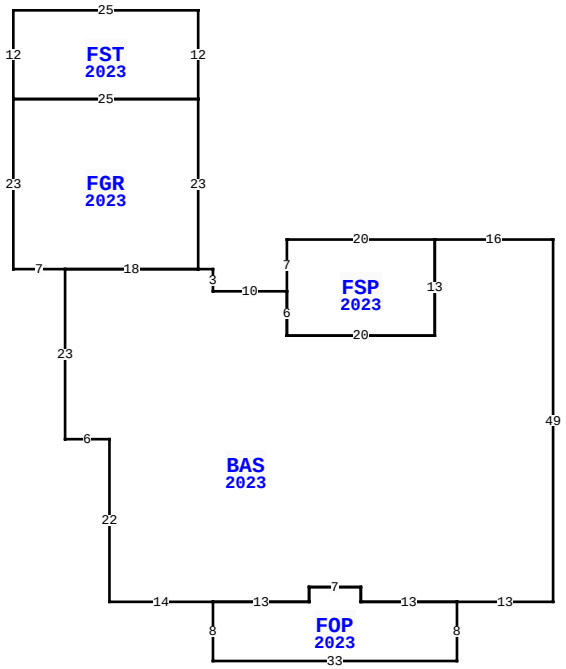
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,678	100	2023	2,678	352,703
FGR	575	55	2023	316	41,619
FOP	278	30	2023	83	10,932
FSP	260	40	2023	104	13,698
FST	300	55	2023	165	21,731
TOTALS	4,091			3,346	440,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,346	125.3725	137.91	461,447	2022	2022	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2023 Heated Area: 2678 HX Base Yr 2023



162 NW DOGWOOD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	610.00	UT	3.00	3.00	100	2023	2022		100	1,830	
2	0030	BARN,MT	0	100	36	21	756.00	UT	18.00	18.00	100	2023	2022		100	13,608	
3	0280	POOL R/CON	0	100	27	14	378.00	UT	70.00	70.00	100	2023	2022		95	25,137	
4	0282	POOL ENCL	0	100	38	26	988.00	UT	15.00	15.00	100	2023	2022		80	11,856	
5	0166	CONC,PAVMT	0	100	0	0	1,260.00	UT	3.00	3.00	100	2023	2022		100	3,780	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	440,682
TOTAL MARKET OB/XF VALUE	58,911
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	547,593
SOH/AGL Deduction	201,363
ASSESSED VALUE	346,230
TOTAL EXEMPTION VALUE	SX HX HB 101,411
BASE TAXABLE VALUE	244,819
TOTAL JUST VALUE	547,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	555,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046193	Screen Enclosure	15,000	01/03/2023
000045867	Swimming Pool and	45,000	11/08/2022
000044409	Storage Building	8,500	05/11/2022
000043660	New Residential C	300,000	02/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/2375	1/10/2022	WD	Q	V	01	67,500
GRANTOR: TOWNSEND KENNETH R &						
GRANTEE: WILLIAMS FAMILY TRU						
0803/0390	2/13/1995	WD	Q	V		24,100
GRANTOR: EVERETT W & DEBORAH M						
GRANTEE: KENNETH R & KATHY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-30,37] S23 E6 S22 E14 E13 N2 E7 S2 E13 E13 N49 W16 S13 W20 N6 W10 N3 W2 W18 $
FGR=[YR=2023;ORIG=-37,14] S23 E7 E18 N23 W25 $
FST=[YR=2023;ORIG=-37,2] S12 E25 N12 W25 $
FOP=[YR=2023;ORIG=-10,82] S8 E33 N8 W13 N2 W7 S2 W13 $
FSP=[YR=2023;ORIG=0,33] S7 S6 E20 N13 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 58,911

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 4.01 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/16/2026 BY SYS