LOT 5 BLOCK B OAKHAVEN S/D.
836-87, DC 918-1717, 928-549, WD

JACOBS SCOTT A/JACOBS CYNTHIA A
254 NW DOGWOOD TER
LAKE CITY, FL 32055

2027

12-3S-15-00167-020

BUILDING CHARACTERISTICS

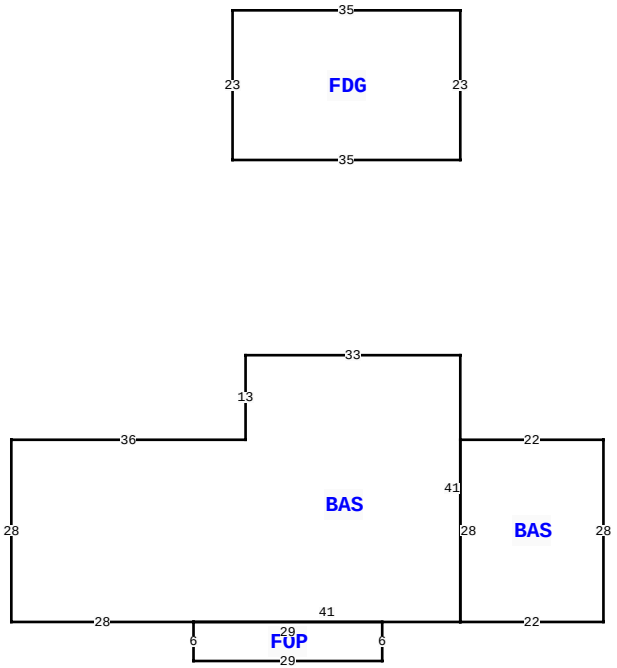
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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
NEIGHBORHOOD/LOC	12315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	55,817
BAS	2,361	100		2,361	213,935
FDG	805	60		483	43,766
FOP	174	30		52	4,712
TOTALS	3,956			3,512	318,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,512	114.4132	125.85	441,985	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2024 Heated Area: 2977 HX Base Yr 2024



254 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	1,300.00	UT	2.00	2.00	100	1997	1997	3	100	2,600	
2	0166	CONC,PAVMT	0	100	0	0	855.00	UT	2.00	2.00	100	1993	1993	3	100	1,710	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		318,229
TOTAL MARKET OB/XF VALUE		7,010
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		385,239
SOH/AGL Deduction		181,926
ASSESSED VALUE		203,313
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,902
TOTAL JUST VALUE		385,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050684	Remodel	15,085	08/28/2024
000047081	Roof Replacement	23,350	04/28/2023
14334	GARAGE	50	07/30/1998
12295	SFR	350	03/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1403	3/18/2023	WD	Q	I	01	404,000
GRANTOR: BUBELA ALLEN J II						
GRANTEE: JACOBS SCOTT A						
1470/976	7/01/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BUBELA ALLEN J II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W33 S13 W36 S28 E28 E41 N41 $
FDG=[ORIG=0,-30] N23 W35 S23 E35 $
BAS=[ORIG=0,41] E22 N28 W22 S28 $
FOP=[ORIG=-41,41] S6 E29 N6 W29 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,010

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	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 4.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS