LOT 8 BLOCK B OAKHAVEN S/D.

918-765,766, WD 1296-880,

HILL WILLIAM W/HILL ABIGAIL R
416 NW DOGWOOD TER
LAKE CITY, FL 32055

2027

12-3S-15-00167-023

BUILDING CHARACTERISTICS

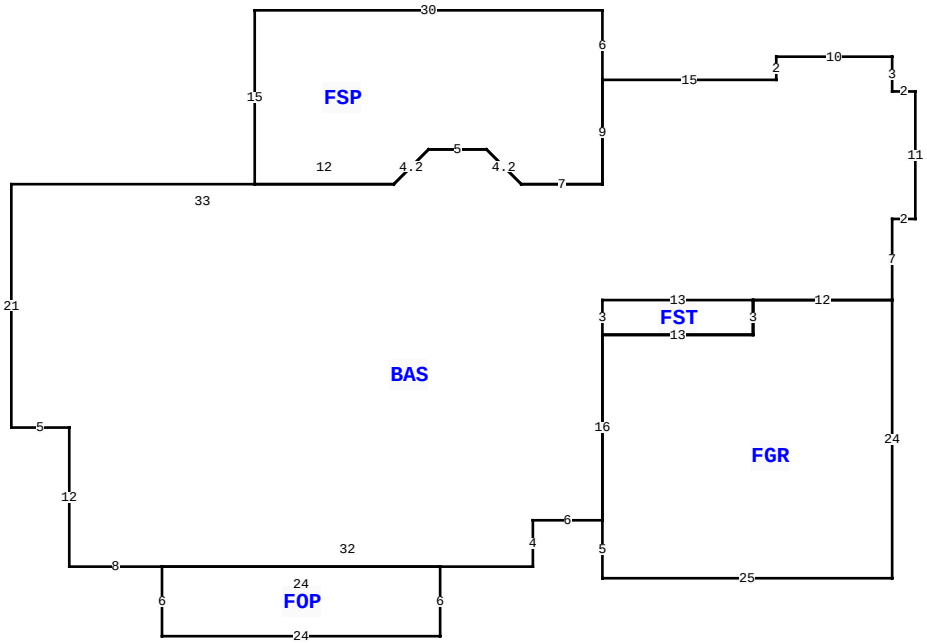
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	2,179	100		2,179	215,489
FGR	561	55		309	30,559
FOP	144	30		43	4,252
FSP	426	40		170	16,812
FST	39	55		21	2,077
TOTALS	3,349			2,722	269,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,722	121.1672	133.28	362,788	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2016 Heated Area: 2179 HX Base Yr 2016



416 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	730.00	UT	1.50	1.50	100	2001	2001	3	100	1,095	
3	0040	BARN,POLE	0	100	20	36	720.00	UT	12.00	12.00	100	2001	2001	3	100	8,640	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	269,189
TOTAL MARKET OB/XF VALUE	12,135
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	341,324
SOH/AGL Deduction	104,597
ASSESSED VALUE	236,727
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	185,316
TOTAL JUST VALUE	341,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044212	Roof Replacement	19,546	04/18/2022
18195	SFR	362	04/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/0880	6/10/2015	WD	Q	I	01	221,000
GRANTOR: CURTIS & MELINDA WEAV						
GRANTEE: WILLIAM W & ABIGAIL						
0918/0766	1/15/2001	WD	Q	V		44,000
GRANTOR: BEN & NANCY MILLER						
GRANTEE: CURTIS & MELINDA WE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N3 W10 S2 W15 FSP= N6 W30 S15 E12 U3 R3 E5 R3 D3 E7 N9$ S9 W7 U3 L3 W5 L3 D3 W33 S21 E5 S12 E8 FOP= S6 E24 N6 W24$ E32 N4 E6 FGR= S5 E25 N24 W12 FST= W13 S3 E13 N3$ S3 W13 S16$ N16 E13 N3 E12 N7 E2 N11 $.

LAND DESCRIPTION

TOTAL OB/XF 12,135

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 01/25/2023 BY KS Total Acres: 4.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS