LOT 7 BLOCK C OAKHAVEN S/D.
574-305, WD 1449-20, WD 1499-817

HERNANDEZ MARIA A/HERNANDEZ ROLANDO JR
181 NW DOGWOOD TER
LAKE CITY, FL 32055

2027

12-3S-15-00167-036

BUILDING CHARACTERISTICS

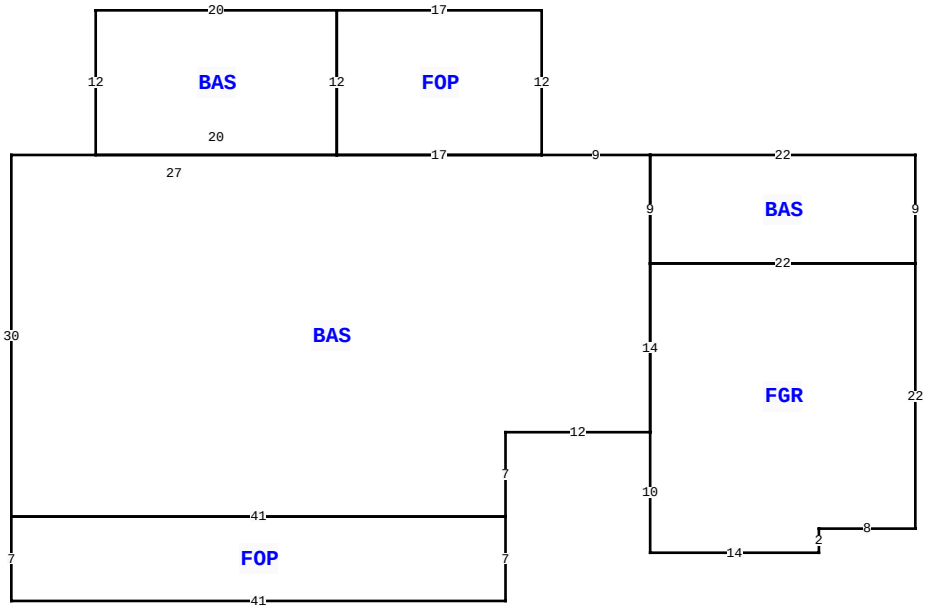
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 40
Interior Floo	13	LAM/VNLPLK 30
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
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	198	100		198	18,022
BAS	240	100		240	21,845
BAS	1,506	100		1,506	137,075
FGR	512	55		282	25,667
FOP	204	30		61	5,552
FOP	287	30		86	7,828
TOTALS	2,947			2,373	215,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	127.3041	140.03	332,291	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1944 HX Base Yr 2024



181 NW DOGWOOD TER, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	215,989
TOTAL MARKET OB/XF VALUE	25,220
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	301,209
SOH/AGL Deduction	130,938
ASSESSED VALUE	170,271
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	118,860
TOTAL JUST VALUE	301,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053104	Roof Replacement	16,759	05/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/2092	7/23/2026	QC	U	I	11	100
GRANTOR: HERNANDEZ MARIA A						
GRANTEE: HERNANDEZ MARIA A						
1499/817	9/14/2023	WD	Q	I	01	439,000
GRANTOR: LAW BRUCE						
GRANTEE: HERNANDEZ MARIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 W17 W27 S30 E41 N7 E12 N14 N9 $
FGR=[ORIG=0,23] S10 E14 N2 E8 N22 W22 S14 $
FOP=[ORIG=-53,30] S7 E41 N7 W41 $
BAS=[ORIG=-26,0] N12 W20 S12 E20 $
FOP=[ORIG=-9,0] N12 W17 S12 E17 $
BAS=[DPR_YEAR=2021;ORIG=0,9] E22 N9 W22 S9 $
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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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1986	1986	3	100	520	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0294	SHED WOOD/	0	100	20	24	480.00	UT	6.80	6.80	100	1993	1993	3	100	3,264	
6	0021	BARN,FR AE	0	100	10	60	600.00	UT	3.00	3.00	100	1993	1993	3	100	1,800	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 25,220

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 06/10/2025 BY chuck Total Acres: 4.27 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS