LOT 9 BLOCK C OAKHAVEN S/D.

899-857, WD 1311-042, WD 1369-32

PECORA PATRICIA/GRIFFIN AMBER
247 NW DOGWOOD TER
LAKE CITY, FL 32055

2027

12-3S-15-00167-038

BUILDING CHARACTERISTICS

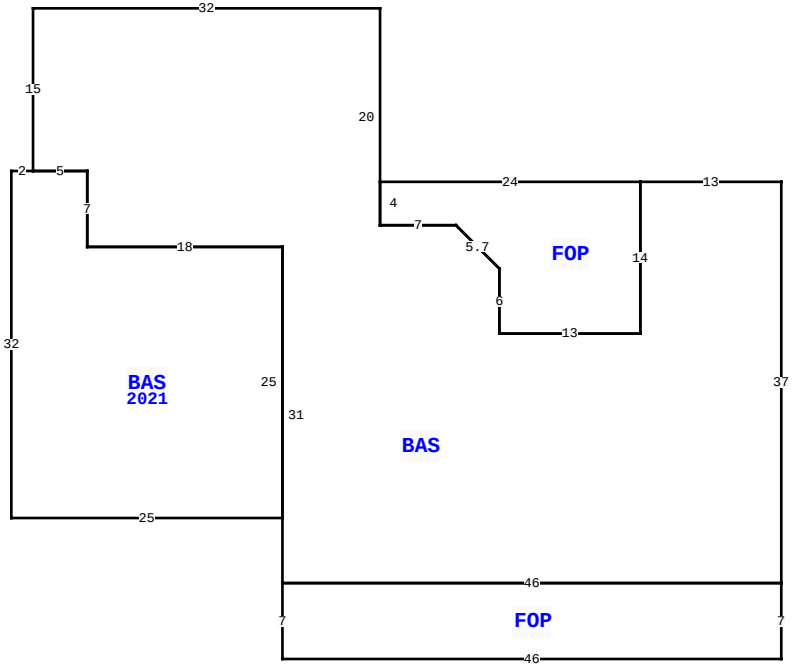
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,083	100		2,083	219,257
BAS	674	100	2021	674	70,945
FOP	234	30		70	7,368
FOP	322	30		97	10,211
TOTALS	3,313			2,924	307,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,924	125.9060	138.50	404,974	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025 Heated Area: 2757 HX Base Yr 2025



247 NW DOGWOOD TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		307,780
TOTAL MARKET OB/XF VALUE		4,387
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		372,167
SOH/AGL Deduction		0
ASSESSED VALUE		372,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,756
TOTAL JUST VALUE		372,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17710	SFR	367	12/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/390	11/25/2020	WD	Q	I	01	300,000
GRANTOR: DICKS BRADY K						
GRANTEE: PECORA PATRICIA						
1369/0322	9/19/2018	WD	Q	I	01	235,000
GRANTOR: TYLER N NEAL						
GRANTEE: BRADY K & CASEY U D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 S14 W13 N6 U4L4 W7 N20 W32 S15 E5 S7 E18 S31 E46 N37 $
BAS=[YR=2021;ORIG=-69,-1] W2 S32 E25 N25 W18 N7 W5 $
FOP=[ORIG=-46,37] S7 E46 N7 W46 $
FOP=[ORIG=-13,0] W24 S4 E7 D4R4 S6 E13 N14 $
.

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	791.00	UT	1.50	1.50	100	2001	2001	3	100	1,187	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,387

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: 4.05 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS