LOT 6 BLOCK B OAKHAVEN S/D UNIT
748-1246, 772-1727, 773-599, DC

MCGINNIS KEVIN K
230 NW VENICE GLN
LAKE CITY, FL 32055

2027

12-3S-15-00167-213

BUILDING CHARACTERISTICS

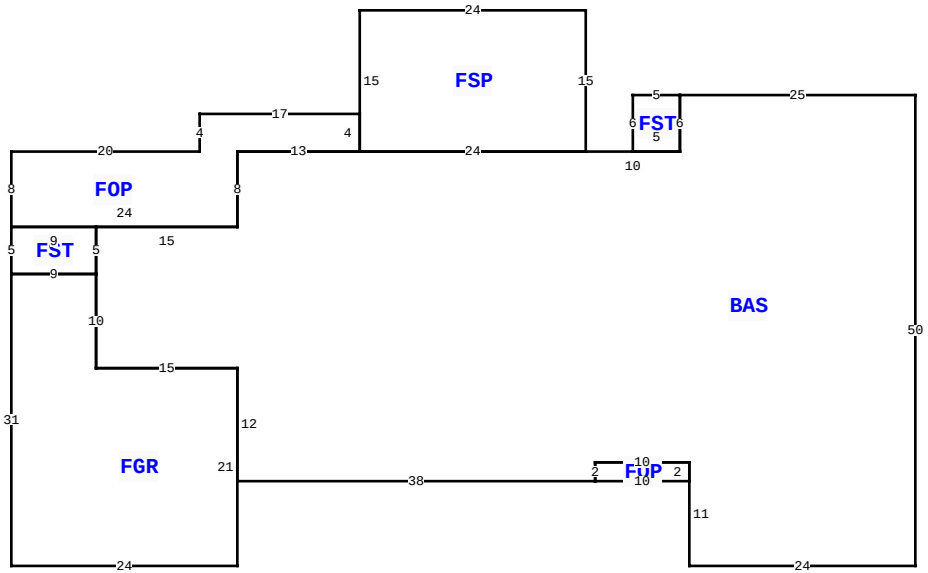
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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		12315.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,091	100		3,091	273,359
FGR	594	55		327	28,919
FOP	20	30		6	531
FOP	260	30		78	6,898
FSP	360	40		144	12,735
FST	30	55		16	1,415
FST	45	55		25	2,211
TOTALS	4,400			3,687	326,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,687	116.5164	128.17	472,563	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 2026 Heated Area: 3091 HX Base Yr



656 NW DOGWOOD TER, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0	0	0	1,384.00	UT	1.40	1.40	100	0	0	3	100	1,938	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	326,068
TOTAL MARKET OB/XF VALUE	5,938
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	392,006
SOH/AGL Deduction	0
ASSESSED VALUE	392,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,006
TOTAL JUST VALUE	392,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7731	SFR	93,000	10/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/228	12/05/2023	WD	Q	I	01	405,000
GRANTOR: LOWRY MARIE						
GRANTEE: MCHINNIS KEVIN K						
0773/0599	4/05/1993	WD	Q	V		24,000
GRANTOR: EVERETT ROGERS						
GRANTEE: CARL J LOWRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FST= W5 S6 E5 N6$S6W10 FSP= N15 W24 S15 E24$ W24 FOP= N4 W17 S4 W20 S8 E24N8 E13$ W13 S8 W15 FST= W9 S5E9 N5$ S5 FGR= W9 S31 E24 N21W15 N10$ S10 E15 S12 E38 FOP= E10 N2 W10 S2$ N2 E10 S11 E24 N50$.

LAND DESCRIPTION

TOTAL OB/XF 5,938

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/13/2023 BY TP Total Acres: 4.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS