

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

MCGINNIS KEVIN K
656 NW DOGWOOD TERRACE
LAKE CITY, FL 32055-7911

2026

12-3S-15-00167-213
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 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 | 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 |
| BAS | 3,091 | 100 | |
| FGR | 594 | 55 | |
| FOP | 20 | 30 | |
| FOP | 260 | 30 | |
| FSP | 360 | 40 | |
| FST | 30 | 55 | |
| FST | 45 | 55 | |
| TOTALS | 4,400 | | |

| 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 | 132.83 | 489,744 | 1994 | 1994 | 0 | 0 | 31.00 | 69.00 |

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

| VALUATION SUMMARY | | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 337,923 |
| TOTAL MARKET OB/XF VALUE | | 5,938 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 403,861 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 403,861 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 403,861 |
| TOTAL JUST VALUE | | 403,861 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 397,746 |

| 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

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | |

| BLD DATE | | LGL DATE | |
|----------|--|------------|-----|
| | | 04/22/2026 | MLU |

| BUILDING NOTES | |
|-------------------------------|--|
| 656 NW DOGWOOD TER, LAKE CITY | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W25 FST= W5 S6 E5 N6S6W10 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 | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | |