

LOT 8 BLOCK B OAKHAVEN S/D
 UNIT 2. 878-1180, 910-1957,
 WD 1268-1970, WD 1311-1839,

SANTIAGO NELSON/SANTIAGO EDITH
 794 NW DOGWOOD TER
 LAKE CITY, FL 32055

2026

12-3S-15-00167-215

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	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	12315.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,210	100	2023
FGR	817	55	2023
FOP	240	30	2023
FOP	377	30	2023
FUS	492	100	2023
TOTALS	4,136		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 2702						HX Base Yr 2023					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			471,150
TOTAL MARKET OB/XF VALUE			13,320
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			544,470
SOH/AGL Deduction			62,409
ASSESSED VALUE			482,061
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			430,650
TOTAL JUST VALUE			544,470
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			535,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047409	Storage Building	18,000	06/07/2023
000042125	New Residential C	200,000	06/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/1839	3/17/2016	WD Q	Q	V	01	30,000
GRANTOR: THOMAS W & CHYRL A KN						
GRANTEE: NELSON & EDITH SANT						
1268/1970	1/22/2014	WD Q	Q	V	01	27,500
GRANTOR: PREVOST & ALEXANDER (
GRANTEE: THOMAS W & CHYRL A						

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	100	0	0		3.00	100	2023	2022		100	3,600	
2	0030	BARN, MT	0	100	18	30		18.00	100	2024	2023		100	9,720	

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

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=20,-10] W33 N13 W13 N13 W24 S29 E9 S3 E15 S18 E28 S14 E14 N14 E4 N24 \$			
FGR=[YR=2023;ORIG=-26,-4] W15 N3 W9 S35 E7 S2 E11 N2 E6 N6 N8 N18 \$			
FOP=[YR=2023;ORIG=-13,-23] E29 S13 W29 N13 \$			
FOP=[YR=2023;ORIG=2,14] W28 S8 E10 S2 E8 N2 E10 N8 \$			
FUS=[YR=2023;ORIG=-70,-10] W18 S12 E6 S23 E12 N35 \$			

LAND DESCRIPTION												TOTAL OB/XF												
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							