LOT 8 BLOCK B OAKHAVEN S/D UNIT
878-1180, 910-1957,

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

2027

12-3S-15-00167-215

BUILDING CHARACTERISTICS

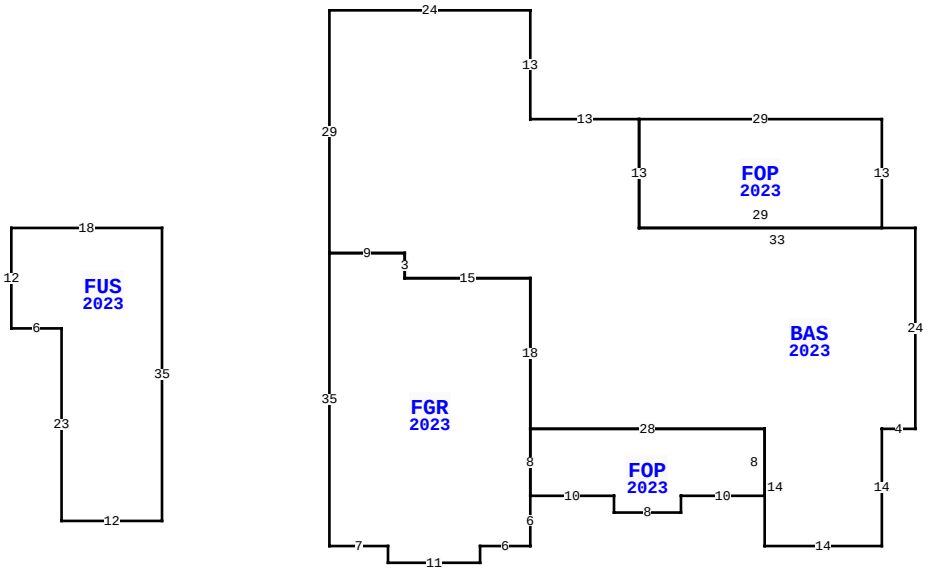
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	2023	2,210	301,169
FGR	817	55	2023	449	61,188
FOP	240	30	2023	72	9,812
FOP	377	30	2023	113	15,399
FUS	492	100	2023	492	67,047
TOTALS	4,136			3,336	454,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,336	127.7199	140.49	468,675	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2702 HX Base Yr 2023



794 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	454,615
TOTAL MARKET OB/XF VALUE	13,320
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	527,935
SOH/AGL Deduction	31,412
ASSESSED VALUE	496,523
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	445,112
TOTAL JUST VALUE	527,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,219

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	V	01	30,000
GRANTOR: THOMAS W & CHYRL A KN						
GRANTEE: NELSON & EDITH SANT						
1268/1970	1/22/2014	WD	Q	V	01	27,500
GRANTOR: PREVOST & ALEXANDER (						
GRANTEE: THOMAS W & CHYRL A						

BUILDING NOTES

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	100	0	0	1,200.00	UT	3.00	3.00	100	2023	2022		100	3,600	
2	0030	BARN,MT	0	100	18	30	540.00	UT	18.00	18.00	100	2024	2023		100	9,720	

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 13,320

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		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 10/05/2023 BY JB Total Acres: 4.20 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS