

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

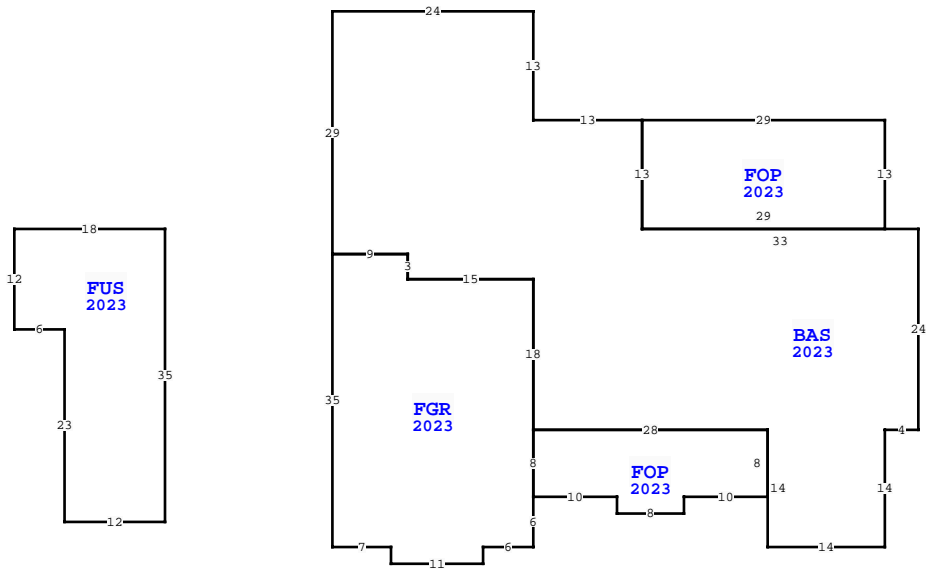
SANTIAGO NELSON/SANTIAGO EDITH
794 NW DOGWOOD TER
LAKE CITY, FL 32055

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	2023	2,210	306,657
FGR	817	55	2023	449	62,302
FOP	240	30	2023	72	9,991
FOP	377	30	2023	113	15,680
FUS	492	100	2023	492	68,270
TOTALS	4,136			3,336	462,899

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	462,899		
TOTAL MARKET OB/XF VALUE	13,320		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	536,219		
SOH/AGL Deduction	54,158		
ASSESSED VALUE	482,061		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	430,650		
TOTAL JUST VALUE	536,219		
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	V	01	27,500
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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	0		3.00	100	2023	2022		100	3,600	
2	0030	BARN, MT	0	100	18	30		18.00	18.00	100	2024	2023		100	9,720	

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

BUILDING NOTES											
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 \$											

TOTAL OB/XF												13,320											