LOT 15 BLOCK B OAKHAVEN S/D UNIT
847-1776, 882-1539, 984-2310, LE

WYNN MARK A/WYNN CHERYL G
755 NW DOGWOOD TER
LAKE CITY, FL 32055

2027

12-3S-15-00167-222

BUILDING CHARACTERISTICS

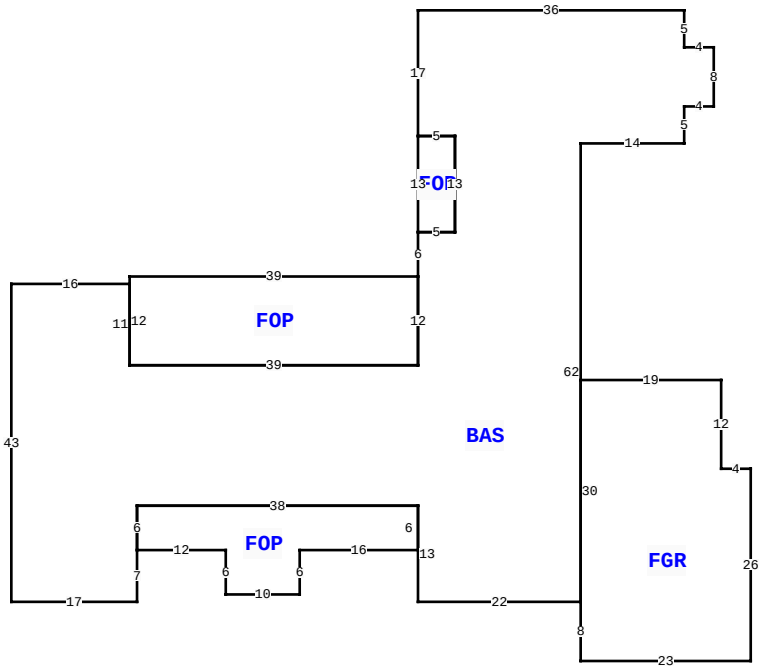
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 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	3,421	100		3,421	363,862
FGR	826	55		454	48,288
FOP	65	30		20	2,127
FOP	288	30		86	9,147
FOP	468	30		140	14,890
TOTALS	5,068			4,121	438,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,121	119.3682	131.31	541,129	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2024 Heated Area: 3421 HX Base Yr 2024



755 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	0220	JACUZZI	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0280	POOL R/CON	0	100	18	32	576.00	UT	70.00	70.00	100	2006	2006	3	51	20,563	
4	0282	POOL ENCL	0	100	37	44	1,628.00	UT	15.00	15.00	100	2006	2006	3	40	9,768	
5	0166	CONC,PAVMT	0	100	0	0	2,344.00	UT	2.50	2.50	100	2006	2006	3	100	5,860	
6	0120	CLFENCE 4	0	100	0	0	120.00	UT	6.00	6.00	100	2006	2006	3	100	720	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		438,314
TOTAL MARKET OB/XF VALUE		40,111
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		538,425
SOH/AGL Deduction		339,294
ASSESSED VALUE		199,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,720
TOTAL JUST VALUE		538,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24728	POOL ENCL	35	07/07/2006
24455	POOL	295	05/01/2006
23794	SFR	1,032	10/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1699	9/20/2023	WD	Q	I	01	572,000
GRANTOR: RICHER JENNIFER						
GRANTEE: WYNN MARK A						
1449/1934	10/11/2021	LE	U	I	14	100
GRANTOR: RICHER PATRICIA C						
GRANTEE: RICHER JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S17 FOP= S13 E5 N13 W5$ E5 S13 W5 S6 FOP= W39 S12 E39 N12$ S12 W39 N11 W16 S43 E17 N7 FOP= E12 S6 E10 N6 E16 N6 W38 S6$ N6 E38 S13 E22 FGR= S8 E23 N26 W4 N12 W19 S30$ N62 E14 N5 E4 N8 W4 N5$.

LAND DESCRIPTION

TOTAL OB/XF 40,111

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 10/20/2023 BY TP Total Acres: 4.03 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS