LOT 19 BLOCK B OAKHAVEN S/D UNIT
ORB 874-732, 902-2452, WD 1024-2

BREEDLOVE ROBERT C/BREEDLOVE ELAINE F
523 NW DOGWOOD TER
LAKE CITY, FL 32055

2026

12-3S-15-00167-226

BUILDING CHARACTERISTICS

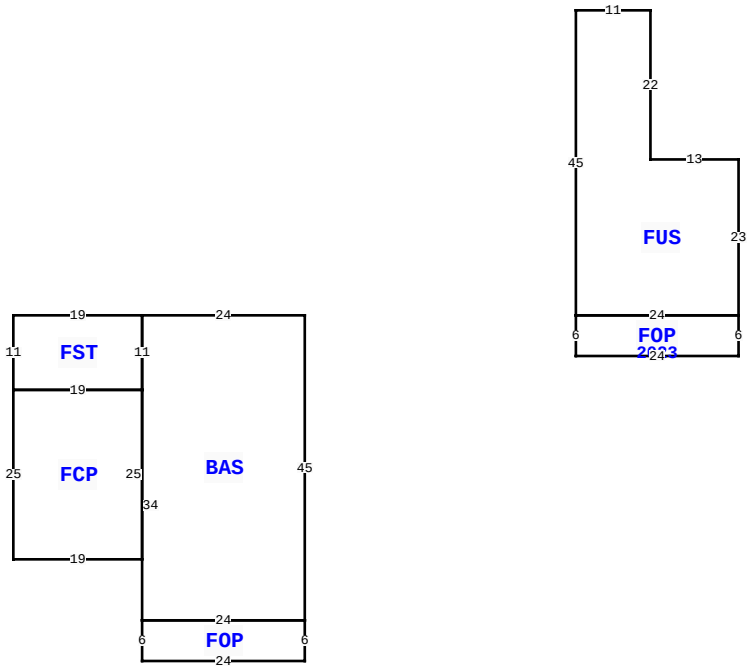
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,080	100		1,080	128,234
FCP	475	25		119	14,129
FOP	144	30		43	5,106
FOP	144	30	2023	43	5,106
FST	209	55		115	13,655
FUS	794	100		794	94,276
TOTALS	2,846			2,194	260,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	115.2360	129.06	283,158	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1874 HX Base Yr 2018



523 NW DOGWOOD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	26	35	910.00	UT	2.00	2.00	100	2017	2017	3	100	1,820	
3	0280	POOL R/CON	0	100	8	25	200.00	UT	70.00	70.00	100	2017	2017	3	84	11,760	
4	0282	POOL ENCL	0	100	15	42	630.00	UT	15.00	15.00	100	2017	2017	3	57	5,387	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		260,505
TOTAL MARKET OB/XF VALUE		20,167
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		340,672
SOH/AGL Deduction		174,413
ASSESSED VALUE		166,259
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,848
TOTAL JUST VALUE		340,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34891	POOL	206	01/31/2017
34180	SFR	792	06/24/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/1211	5/04/2016	WD	Q	V	01	30,000
GRANTOR: PERDOMO & NEZWADOWITZ						
GRANTEE: ROBERT C & ELAINE F						
1024/2494	8/25/2004	WD	Q	V		48,300
GRANTOR: BLUNK						
GRANTEE: PERDOMO & NEZWADOWI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S11 S34 E24 N45 $
FUS=[ORIG=40,0] E24 N23 W13 N22 W11 S45 $
FCP=[ORIG=-24,11] W19 S25 E19 N25 $
FST=[ORIG=-24,0] W19 S11 E19 N11 $
FOP=[ORIG=-24,45] S6 E24 N6 W24 $
FOP=[YR=2023;ORIG=40,0] E24 S6 W24 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,167

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 01/25/2023 BY KS Total Acres: 4.11 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/26/2026 BY SYS