

SW DOGWOOD GLN

# Columbia County Property Appraiser

Jeff Hampton

**2023 Working Values**

updated: 2/23/2023

Parcel: << 05-5S-17-09118-103 (33453) >>

Aerial Viewer Pictometry Google Maps

## Owner & Property Info

Result: 9 of 37

Owner	WOODS ERIC 200 SW CRESCENT ST LAKE CITY, FL 32025		
Site			
Description*	LOT 3 DOGWOOD LAKE RETREATS 1047-2777, WD 1483-2286,		
Area	1.14 AC	S/T/R	05-5S-17
Use Code**	VACANT (0000)	Tax District	3

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$19,000	Mkt Land	\$19,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$19,000	Just	\$19,000
Class	\$0	Class	\$0
Appraised	\$19,000	Appraised	\$19,000
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$19,000	Assessed	\$19,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$19,000 city:\$0 other:\$0 school:\$19,000	Total Taxable	county:\$19,000 city:\$0 other:\$0 school:\$19,000



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/25/2023	\$19,000	1483/2286	WD	V	Q	01
5/25/2005	\$32,000	1047/2777	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (1.140 AC)	1.0000/1.0000 1.0000/ /	\$19,000 /LT	\$19,000

Search Result: 9 of 37



# **Columbia County Property Appraiser** Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 05-SS-17-09118-103 (33453) | VACANT (0000) | 1.14 AC**  
 LOT 3 DOGWOOD LAKE RETREATS 1047-2777, WD 1483-2286,

**WOODS ERIC**  
 Owner: 200 SW CRESCENT ST  
 LAKE CITY, FL 32025

Site:  
 Sales 1/25/2023 \$19,000 V (Q)  
 Info 5/25/2005 \$32,000 V (Q)

2023 Working Values			
Mkt Lnd	\$19,000	Appraised	\$19,000
Ag Lnd	\$0	Assessed	\$19,000
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$19,000
Just	\$19,000	city:	\$0
		other:	\$0
		school:	\$19,000
		Total Taxable	

## **NOTES:**



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

Prepared by and return to:  
Peninsula Title & Escrow Services, LLC  
4888 Babcock Street NE  
Palm Bay, Florida 32905  
File Number: 23-520  
Folio Number: 05-55-17-09118-103

Inst: 202312001682 Date: 02/01/2023 Time: 11:12AM  
Page 1 of 1 B: 1483 P: 2286, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *W*  
Deputy ClerkDoc Stamp-Deed: 133.00

Warranty Deed

Made this 25 day of January, 2023, A.D. By SURENDRA PERERA, a married man, whose address is: 10156 Deer Glen Trail, Fort Worth, Texas 76140, hereinafter called the grantor, to ERIC WOODS, a married man, whose address is: 200 SW Crescent Street, Lake City, Florida 32025, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 3, Dogwood Lake Retreat, according to the map or plat thereof, as recorded in Plat Book 3, Page 86, of the Public Records of Columbia County, Florida.

Subject to restrictions, reservations and easements of record, governmental authority, if any and taxes for the year 2023 and subsequent years.

This is vacant, unimproved land and is not contiguous to the homestead or residence of the Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

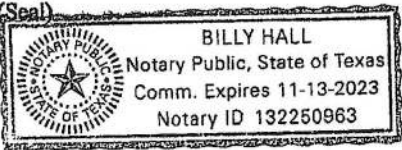
*[Signature]*  
FIRST WITNESS  
Printed Name Billy Hall

*[Signature]*  
SURENDRA PERERA  
Address: 10156 Deer Glen Trail, Fort Worth, Texas 76140

*[Signature]*  
SECOND WITNESS  
Printed Name Lesley Bonavides

State of Texas  
County of Tarrant

The foregoing instrument was acknowledged before me by means of physical presence, on this 25<sup>th</sup> day of January, 2023, by SURENDRA PERERA, a married man, who is personally known to me or who did produce State Drivers License as identification.



*[Signature]*  
Notary Public  
My Commission expires: 11-13-2023