

NW DIV: LOT 3 DIXIE LANDINGS
S/D. (PART OF BLOCK 19)

NELSON ROBERT L/WATKINS RENA MAE
394 NW WILSON ST
LAKE CITY, FL 32055

2026

00-00-00-11258-103



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	VINYL SID 90	0100	01	1,117	112.8120	126.35	141,133	2000	2000	10	0	0	30.63	59.37	VALUATION BY STANDARD													
Exterior Wall	19	COMMON BRK 10	1 SINGLE FAM 100% - 2001													Heated Area: 1056													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2001													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
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	05	05																											
DOR CODE	0100 SINGLE FAMILY																												
MAP NUM																MKT AREA 07													
NEIGHBORHOOD/LOC	820317.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,056	100		1,056	79,215																								
FOP	96	30		29	2,175																								
FSP	80	40		32	2,400																								
TOTALS	1,232			1,117	83,791																								
EXTRA FEATURES															394 NW WILSON ST, LAKE CITY														
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	408.00	UT	1.50	1.50	100	2000	2000	3	100	612													
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800													
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	7,327.00	SF		1.00	1.00	1.00	0.50	0.50	3,664												
REVIEW DATE 04/02/2024 BY JS Total Acres: 0.17 Total Land Value: 3,664 Market: 0 Agricultural: 0 Common: 3,664 PRINTED 10/07/2025 BY SYS																													