NW DIV: N1/3 OF W1/2 BLOCK 49.
439-730, 758-2297, TD 1358-2195,

GLOBAL LIONS MINISTRIES
P O BOX 3111
LAKE CITY, FL 32056

2026

00-00-00-11369-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

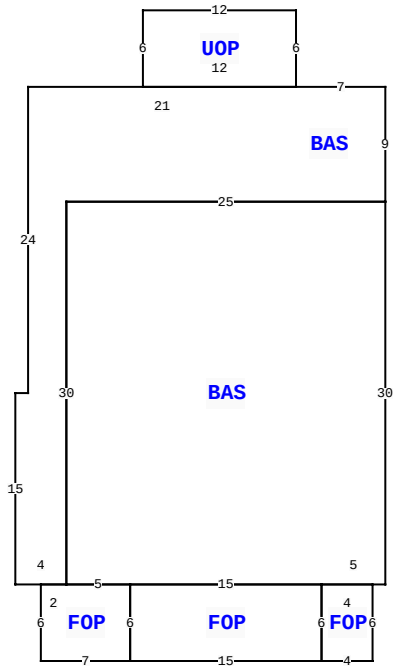
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	357	100		357	13,845
BAS	750	100		750	29,086
FOP	24	30		7	272
FOP	42	30		13	504
FOP	90	30		27	1,047
UOP	72	20		14	543
TOTALS	1,335			1,168	45,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,168	62.9564	70.51	82,356	1925	1955	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 1107 HX Base Yr



773 NW DIXIE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	45,296
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	2,892
TOTAL MARKET VALUE	48,488
SOH/AGL Deduction	25,943
ASSESSED VALUE	22,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,545
TOTAL JUST VALUE	48,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
727	ADDN SFR	40	05/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1427/2465	1/11/2021	TD	U	I	18	4,400
GRANTOR: CLERK OF COURT						
GRANTEE: GLOBAL LIONS MINIST						
1358/2195	4/30/2018	TD	U	I	18	13,100
GRANTOR: CLERK OF COURT						
GRANTEE: 5T WEALTH PARTNERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N6 W12 S6 E12$ W21 S24 W1 S15 E4 N30 E25 BAS= W25 S30 FOP= W2 S6 E7 N6 W5$ E5 FOP= S6 E15 N6 W15$E15 FOP= S6 E4 N6 W4$ E5 N30$N9$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0			0.00	0.00	5,783.00	SF		1.00	1.00	1.00	0.50	0.50	2,892							

REVIEW DATE 11/06/2015 BY DF Total Acres: 0.13 Total Land Value: 2,892 Market: 0 Agricultural: 0 Common: 2,892 PRINTED 10/01/2025 BY SYS