NW DIV: SE1/4 LOT 49.

ORB 754-1352, WD 1040-2709, QC 1

DIXON FELTON/DIXON DARNELL
797 SW TUSTENUGGEE
LAKE CITY, FL 32025

2026

00-00-00-11370-000

BUILDING CHARACTERISTICS

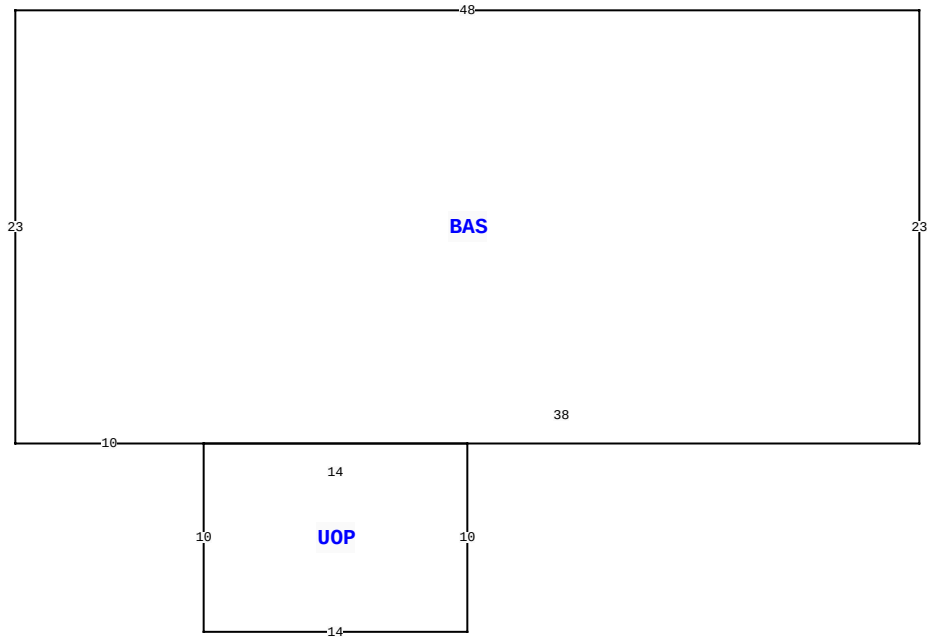
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
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	1,104	100		1,104	17,312
UOP	140	25		35	549
TOTALS	1,244			1,139	17,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,139	87.1245	52.27	59,536	1995	1995	10	0	0	60.00	30.00

2 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr



742 NW ALMA AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	17,861
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	3,798
TOTAL MARKET VALUE	21,709
SOH/AGL Deduction	2,328
ASSESSED VALUE	19,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,381
TOTAL JUST VALUE	21,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3225	M H	200	03/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1267/2069	12/30/2013	QC	U	I	11	100
GRANTOR: FELTON DIXON (SINGLE						
GRANTEE: FELTON DIXON & DARN						
1265/1180	11/19/2013	QC	U	I	11	100
GRANTOR: FELTON DIXON (SINGLE						
GRANTEE: FELTON DIXON & DARN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E10 UOP= S10 E14 N10W14$ E38 N23$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	0200	C	MBL HM	0		A-1	0.00	0.00	8,936.00	SF		1.00	1.00	0.85	0.50	0.43	3,798							

REVIEW DATE 10/13/2015 BY DF Total Acres: 0.21 Total Land Value: 3,798 Market: 0 Agricultural: 0 Common: 3,798 PRINTED 10/02/2025 BY SYS