NW DIV: NE1/4 BLOCK 50 EX 35
FT OFF N SIDE.

MCARTHUR WILLIE D/MCARTHUR FLORENCE V
770 NW DIXIE AVE
LAKE CITY, FL 32055-2048

2026

00-00-00-11371-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

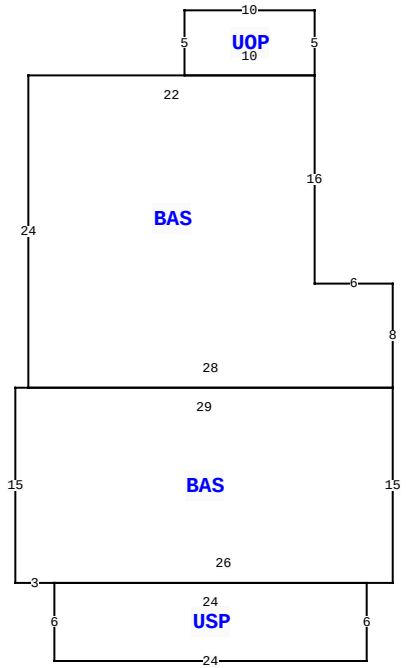
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	435	100		435	19,882
BAS	576	100		576	26,326
UOP	50	20		10	457
USP	144	35		50	2,285
TOTALS	1,205			1,071	48,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,071	74.1928	83.10	89,000	1925	1925	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2015 Heated Area: 1011 HX Base Yr 2015



770 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		48,950
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		4,045
TOTAL MARKET VALUE		53,195
SOH/AGL Deduction		29,117
ASSESSED VALUE		24,078
TOTAL EXEMPTION VALUE	HX HB SX WR	24,078
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		53,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2287	ADDN SFR	50	09/06/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1284/0723	11/10/2014	LE	U	I	14	100
GRANTOR: ARNETA PAIGE						
GRANTEE: WILLIE D & FLORENCE						
1257/1140	7/01/2013	WD	U	I	11	100
GRANTOR: WILLIE & FLORENCE DOU						
GRANTEE: ARNETA PAIGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S15 E3 USP= S6 E24 N6 W24$ E26 N15$ BAS= N8 W6 N16
UOP= N5 W10 S5 E10$ W22 S24 E28$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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			0.00	0.00	8,090.00	SF		1.00	1.00	1.00	0.50	0.50	4,045							

REVIEW DATE 11/06/2015 BY DF Total Acres: 0.19 Total Land Value: 4,045 Market: 0 Agricultural: 0 Common: 4,045 PRINTED 11/19/2025 BY SYS