

NW DIV: N 35 FT OF NE1/4 & 15
FT OF WRIGHT ST NOW CLOSED.
BLOCK 50.

JONES PHILLIP F
780 NW DIXIE AVE
LAKE CITY, FL 32055

2026

00-00-00-11371-001



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	PAGE 1 of 1																									
Exterior Wall	31	VINYL SID 100	0100	01	2,156	94.1094	105.40	227,242	1985	1985	10	0	0	35.00	55.00	VALUATION SUMMARY																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0														Heated Area: 2113																							
Roof Cover	12	MODULAR MT 100															HX Base Yr																							
Interior Wall	04	PLYWOOD 100															VALUATION BY																							
Interior Floo	14	CARPET 90															Tax Group: 1												Tax Dist:											
Interior Floo	08	SHT VINYL 10															BUILDING MARKET VALUE												124,983											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												5,120											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												3,477											
Bedrooms		3 100															TOTAL MARKET VALUE												133,580											
Bathrooms		2 100															SOH/AGL Deduction												75,249											
Frame	01	NONE 100															ASSESSED VALUE												58,331											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 33,331											
Architectual	05	CONV 100															BASE TAXABLE VALUE												25,000											
Units		0 100	TOTAL JUST VALUE												133,580																									
Condition Adj	03	03 100	NCON VALUE												0																									
Kitchen Adjus	01	01 100	INCOME VALUE																																					
Quality			03	03	PREVIOUS YEAR MKT VALUE												133,580																							
DOR CODE			0100 SINGLE FAMILY																																					
MAP NUM																																								
NEIGHBORHOOD/LOC			820317.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	336	100		336	19,478																																			
BAS	336	100		336	19,478																																			
BAS	385	100		385	22,318																																			
BAS	1,056	100		1,056	61,216																																			
FOP	96	30		29	1,681																																			
UOP	72	20		14	812																																			
TOTALS			2,281		2,156	124,983																																		
EXTRA FEATURES						780 NW DIXIE AVE, 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																								
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																								
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,500																								
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50																								
5	0060	CARPORT F	0	100	12	20	240.00	UT	3.50	3.50	100	2015	2015	3	100	840																								
6	0060	CARPORT F	0	100	20	24	480.00	UT	3.50	3.50	100	2015	2015	3	100	1,680																								
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600																								
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50																								
TOTAL OB/XF																		5,120																						
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	50.00	120.00	6,954.00	SF		1.00	1.00	1.00	0.50	0.50	3,477																							
REVIEW DATE 12/01/2015 BY DF Total Acres: 0.16 Total Land Value: 3,477 Market: 0 Agricultural: 0 Common: 3,477 PRINTED 11/19/2025 BY SYS																																								