NW DIV: LOT 5 BLOCK C.

353-19, 638-559-60, LE 700-423,

MCCOY SANDRA J
863 NW DIXIE AVE
LAKE CITY, FL 32055

2026

00-00-00-11493-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

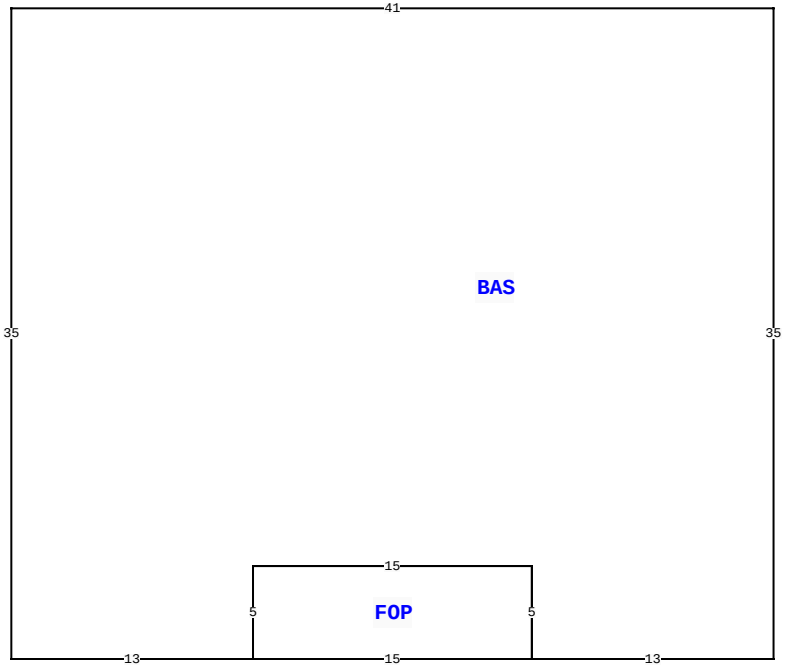
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100		1,360	134,345
FOP	75	30		22	2,174
TOTALS	1,435			1,382	136,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,382	117.6000	131.71	182,023	2010	2010	10	0	0	15.00	75.00

1 SINGLE FAM 100% - 2011 Heated Area: 1360 HX Base Yr 2011



863 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		136,517
TOTAL MARKET OB/XF VALUE		1,821
TOTAL LAND VALUE - MARKET		6,750
TOTAL MARKET VALUE		145,088
SOH/AGL Deduction		36,010
ASSESSED VALUE		109,078
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,356
TOTAL JUST VALUE		145,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1469	SFR	398	11/06/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1182/0202	10/06/2009	WD	Q	V	01	10,000
GRANTOR: M OWENS						
GRANTEE: SANDRA J MCCOY						
0890/7072	9/29/1999	TD	Q	I	01	1,400
GRANTOR: CLERK OF COURT						
GRANTEE: M OWENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S35 E13 FOP= E15 N5 W15 S5$ N5 E15 S5 E13 N35$.

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	476.00	UT	2.25	2.25	100	2010	2010	3	100	1,071	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	50	2011	2011	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 1,821

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		*RSF-1	100.00	90.00	9,000.00	SF		1.00	1.00	1.00	0.75	0.75	6,750							

REVIEW DATE 10/13/2015 BY DF Total Acres: 0.21 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 11/06/2025 BY SYS