NW DIV: W1/2 OF NW1/4 EX RD RD R
559-496, 809-443, WD 1062-2546,

DIXON-HARPER TERINDA D
875 NW REDDING AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-11512-005**

## 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 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

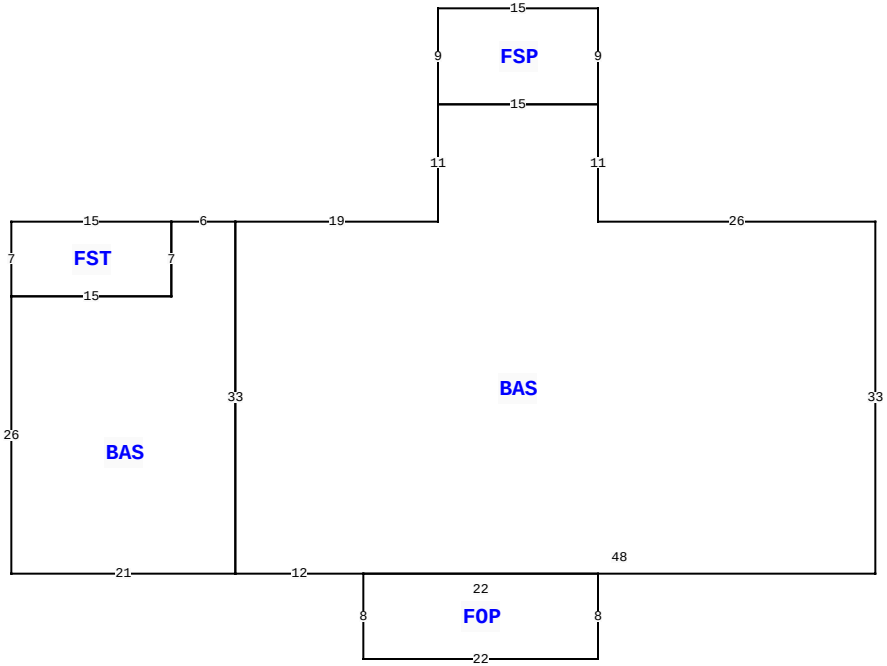
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 820317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 588 | 100 | | 588 | 42,704 |
| BAS | 2,145 | 100 | | 2,145 | 155,784 |
| FOP | 176 | 30 | | 53 | 3,849 |
| FSP | 135 | 40 | | 54 | 3,922 |
| FST | 105 | 55 | | 58 | 4,212 |
| TOTALS | 3,149 | | | 2,898 | 210,472 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,898 | 106.3050 | 119.06 | 345,036 | 1996 | 1996 | 10 | 0 | 0 | 29.00 | 61.00 |

1 SINGLE FAM 100% - 1997 Heated Area: 2733 HX Base Yr 1997




875 NW REDDING 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 | | 210,472 |
| TOTAL MARKET OB/XF VALUE | | 1,800 |
| TOTAL LAND VALUE - MARKET | | 6,938 |
| TOTAL MARKET VALUE | | 219,210 |
| SOH/AGL Deduction | | 53,817 |
| ASSESSED VALUE | | 165,393 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 114,671 |
| TOTAL JUST VALUE | | 219,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 222,660 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 528 | SFR | 131 | 10/10/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1247/1592 | 1/09/2013 | QC | U | I | 11 | 100 |
| GRANTOR: WILLIE DIXON & TERIND | | | | | | |
| GRANTEE: TERINDA D HARPER-DI | | | | | | |
| 1062/2546 | 10/18/2005 | WD | Q | V | 06 | 100 |
| GRANTOR: TERINDA HARPER | | | | | | |
| GRANTEE: WILLIE DIXON AND TE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 N11 FSP= N9 W15 S9 E15$ W15 S11 W19 BAS= W6 FST= W15 S7 E15 N7$ S7 W15 S26 E21 N33$ S33 E12 FOP= S8 E22 N8 W22$ E48 N33$.

## 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1996 | 1996 | 3 | 100 | 200 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1996 | 1996 | 3 | 100 | 200 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1996 | 1996 | 3 | 100 | 1,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,800

| 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 | | 00 | 0.00 | 0.00 | 18,500.00 | SF | | 1.00 | 1.00 | 0.75 | 0.50 | 0.38 | 6,938 | | | | | | | |

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.42 Total Land Value: 6,938 Market: 0 Agricultural: 0 Common: 6,938 PRINTED 11/20/2025 BY SYS