N DIV: COMM NW COR OF BLK 122, R
S APPROX 100 FT, E 5.43 FT FOR P
APPROX 104.55 FT TO E R/W DIXIE

LAKE CITY WILBERT VAULT INC
561 NW HILTON AVE
LAKE CITY, FL 32055

2026

00-00-00-12159-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
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	06	VINYL ASB 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04

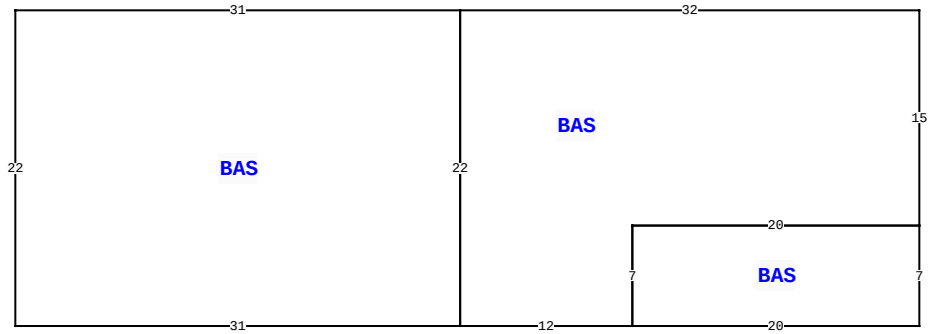
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	4,118
BAS	564	100		564	16,590
BAS	682	100		682	20,061
TOTALS	1,386			1,386	40,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,386	79.5008	58.83	81,538	1920	1960	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 1386 HX Base Yr



526 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	40,769
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	8,630
TOTAL MARKET VALUE	50,399
SOH/AGL Deduction	0
ASSESSED VALUE	50,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,399
TOTAL JUST VALUE	50,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1659	COMMERCIAL	336	10/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2179	4/29/2022	WD	U	I	30	50,000

GRANTOR: MURPHY TIMOTHY

GRANTEE: LAKE CITY WILBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N7 BAS= N15 W32 BAS= S22 W31 N22 E31$ S22 E12 N7 E20$ W20 S7 E20$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	1700	C	1STORY OFF	0			0.00	0.00	11,506.12	SF		1.00	1.00	1.00	0.75	0.75	8,630							

REVIEW DATE 11/17/2015 BY DF Total Acres: 0.26 Total Land Value: 8,630 Market: 0 Agricultural: 0 Common: 8,630 PRINTED 10/01/2025 BY SYS