SE1/4 & E1/2 OF SW1/4.

899-1212, 1241-278, QC 1246-1403

DICKS ROOSEVELT/DICKS TRAVIS DREW
5797 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

17-5S-17-09275-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,080,000
TOTAL MARKET VALUE	55,703
SOH/AGL Deduction	0
ASSESSED VALUE	55,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,703
TOTAL JUST VALUE	1,080,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,080,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1251/0744	3/15/2013	WD	Q	V	01	874,800
GRANTOR: MIXSON PROPERTY LLC						
GRANTEE: ROOSEVELT DICKS & T						
1249/0296	2/02/2013	WD	U	V	30	100
GRANTOR: ANNETTE M KING & CYNT						
GRANTEE: MIXSON PROPERTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	130.00	AC		1.00	1.00	1.00	281.00	281.00	36,530							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	40.00	40.00	1,240							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	240.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,080,000							
4	5700	A	TIMBER 4	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	227.00	227.00	17,933							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 240.00 Total Land Value: 55,703 Market: 1,080,000 Agricultural: 55,703 Common: 0 PRINTED 11/19/2025 BY SYS